

WOODSIDE PARK HOA UNITS 2, 3 & 4 NEWSLETTER

Volume 2, No. 1

NEW www.woodside2-3-4hoa.org NEW

Spring 2015

NOTICE OF SPRING GENERAL MEMBERSHIP MEETING

Saturday, April 18, 2015

10:00 a.m. to noon

Shepherd of the Rockies Lutheran Church
Upper Fellowship Hall
106 Rosalie Rd., Bailey CO

Refreshments will be served!

Directions to the Church

1. At the Pine Junction stoplight, turn right on 285 toward Bailey
2. Turn left onto Rosalie Rd at the Dynamic Properties real estate sign
3. Church is up the hill on the right
4. Meeting is in the upper level fellowship hall

Questions? Contact the HOA Secretary, Lorna Serber.

Agenda

1. Schedule of events for 2015
2. A report from the Woodside Park Firewise Committee
3. A report on the Park County Broadband Initiative
4. A presentation by a member of the High Altitude Gardening Society
5. Green sign raffle

Your HOA Board

Kathy Lower (President)	(303) 815-0184	kathylower1951@gmail.com
Kelly Flynn (Vice President)	(513) 535-5616	kelcolo@yahoo.com
Jackie Brutout (Treasurer)	(303) 838-2246	mtnbrutout@msn.com
Lorna Serber (Secretary)	(303) 838-2895	boulderlas@msn.com
Ed Samberg (Director)	(303) 816-6676	ed@sambergs.org
Linda Perry (Director)	(303) 420-1457	lindacarroll92@yahoo.com
Melissa Fisher Faler (Director)	(303) 816-9023	jewelrymelissa@gmail.com

2015 WPHOA UNITS 2, 3 AND 4 MEMBERSHIP DUES

By now you should have received a yellow post card in the mail letting you know that it's time to renew your membership in WPHOA Units 2, 3 and 4—or join for the first time—give us a try! If you haven't received a postcard or have lost yours and want to renew or join, please let our Secretary, Lorna Serber, know by sending her an email at boulderlas@msn.com or calling her at (303) 838-2895.

Returning your card helps us keep our contact information current, ensures that you will be kept up to date on HOA business, and lets you express an interest in the numerous activities that the HOA has planned in 2015. Rest assured that the information will be used only for HOA business.

EVENT CALENDAR FOR 2015

Make a note on your calendar and plan to participate in the following WPHOA events this year:

- April 18: Spring General Membership Meeting
- May 2: Second Annual Firewise Event (weather permitting)
- May 9: Road Cleanup Day (weather permitting)
- June 6: Fishing Derby
- August 8: Summer General Meeting/Annual WPHOA Picnic (Pine Valley Small Shelter)
- August 21-22: Woodside garage sale

In addition, the ACC will sponsor one or more Trail Cleanup/Repair Days this summer. Stay tuned.

FIREWISE NEWS

We will be hosting our **Second Annual Firewise Event** on May 2. Last year for our inaugural event we focused on education, with a variety of speakers and vendors who provided invaluable information on steps each of us can take to become more Firewise and protect our properties in case of a wildfire.

This year our focus is on action, specifically, the eradication of that noxious and dangerous ground cover: the JUNIPER BUSH. On May 2, which has been designated National Wildfire Preparedness Day by the national Firewise organization, members of the Woodside Park Firewise Committee and other volunteers from the community will assist six homeowners chosen by lottery from among all residents of Woodside Units 2 through 6 who apply for assistance, by providing one hour devoted to removing juniper bushes from their property, plus free chipping of all juniper slash collected through this effort.

We hope that homeowners chosen in this lottery will join us in our efforts if physically able. **We are seeking both volunteers to help with pulling juniper and homeowners who would like to be included in the lottery.** Please contact Kathy Lower at (303) 815-0184 or kathylower1951@gmail.com to add your name to either list. The six winning homeowners will be selected at random from among all who apply. The deadline for application to the lottery is Monday, April 27. The deadline to volunteer to help remove juniper is May 2.

Your Firewise Committee Members

Kelly Flynn (chair)	(513) 535-5616	kelcolo@yahoo.com
Jackie Brutout	(303) 838-2246	mtnbrutout@msn.com
Briggs Cunningham (Unit 5)	(303) 816-0199	richardbcunningham@mail.com
Sharon Evridge	(303) 816-0831	majesticmtnarabians@msn.com
Kathy Lower	(303) 815-0184	kathylower1951@gmail.com
Lorna Serber	(303) 838-2895	boulderlas@msn.com

FIRE SEASON WILL SOON BE UPON US—SAFETY FIRST!

The Bailey Healthy Forests Initiative: The Bailey Healthy Forests Initiative is a partnership project between the United States Forest Service, the Colorado State Forest Service, Park County, the City of Bailey, the Coalition for the Upper South Platte, the Governor's Energy Office, the Colorado Department of Local Affairs, the Natural Resources Conservation Service, the Colorado Forest Restoration Institute at CSU, the

local business community, homeowners and homeowners' associations, and others. Their goal is to improve forest health, reduce beetle infestations, and reduce the potential impact of forest fires in and around the Bailey area. Check out their website, www.baileyhealthyforests.org, to check them out and **to sign up for mitigation assistance**.

Slash Collection: The Jefferson County Sheriff's Office will no longer facilitate slash collection. Instead, Jefferson County has contracted with a private contractor, Rolling R Ranch Company, who will operate multiple localized slash collection and disposal sites throughout Jefferson County. This year instead of having just a few dates and larger collections, there will be collections almost every weekend from the end of May through October. No sites or dates have been announced as of the publication of this Newsletter. As sites and dates are established, they will be posted at jeffco.us/slash. The cost to drop off a single load will be \$20. Load parameters are: 1.Truck bed full to truck cab height or Trailer up to 8' x 4'. Loads exceeding these parameters will be charged as separate loads. Questions? Contact Mark Danner, Jefferson County, 303-271-5008, or Bret Roller, Rolling R Ranch Company, 303-589-4698.

Platte Canyon Fire Protection District has indicated that it will offer slash collection in September 2015, but no specific dates have been scheduled.

Reflective Green Address Signs: The 6" by 18" green address signs with white reflective numbers are still available for just \$10. Contact HOA President Kathy Lower if you would like to buy one, (303) 815-0184 or kathylower1951@gmail.com.

Code Red® Program:

Park County Code RED® program: register your phone number(s) at www.parkco.us (click on the Code RED® button in the lower left hand corner of the home page) to receive emergency notifications.

Jefferson County Code RED® program: register your phone number(s) at www.jeffco.us (click on the Featured Services drop down menu on the right side of the home page and select CodeRED Emergency Notifications).

Other Helpful Materials:

Colorado State University Cooperative Extension Publication number 6.302, available online at www.ext.colostate.edu, entitled *Creating Wildfire-Defensible Zones*.

The Insurance Institute for Business and Home Safety publication *Protect Your Property from Wildfire*. It is a 28-page downloadable .pdf document that is well worth your time. Find it at www.disastersafety.org/content/date/file/WLF_RockyMountain.pdf.

TAX CREDIT FOR MITIGATION COSTS EXTENDED THROUGH TAX YEAR 2024

As authorized by C.R.S. § 39-22-104(4) (n), for income tax years through 2024 individuals, estates and trusts may deduct from federal taxable income listed on their Colorado State Income Tax Return up to 50% of the costs incurred in performing wildfire mitigation measures that meet the following qualifications and limitations:

- (1) The taxpayer must own the property upon which the mitigation measures are performed;
- (2) the property upon which the wildfire mitigation measures are performed must be located in Colorado;
- (3) the property upon which the wildfire mitigation measures are performed must be located in a wild land-urban interface area;
- (4) the wildfire mitigation measures must be authorized by a community wildfire protection plan adopted by a local government within the interface area; and
- (5) the total amount of the subtraction may not exceed \$2,500.

PARK COUNTY BROADBAND INITIATIVE

Park County is studying broadband Internet needs within the County and will be holding a series of meetings at the Fairplay Community Center, 880 Bouge St., Fairplay CO 80440. The first of three meetings was held on April 1. The second and third meetings will be on Friday, May 1 and Monday, June 1 in the same location, from 10 a.m. to 2 p.m. on both days. In addition to the meetings, Park County has an online survey on its website (www.parkco.us) that you can complete to give the County data on connection speeds, cost, preferences, and so on. We urge you to complete the survey if you are interested in seeing improved Internet connection speeds in the County.

EQUESTRIAN CENTER

With the arrival of spring we are turning our attention to the Equestrian Center. Stalls open for rental on May 1, and the Arena and Round Pen are open now. Just a reminder (and another benefit of membership in WPHOA)—under the covenants applicable to Woodside Park Units 2, 3 and 4, **only dues-paying members of the HOA are permitted to use the Equestrian Center.** [Covenants, Art. II, Sec. 1]. The Covenants are available for review on our new website, www.woodside2-3-4hoa.org.

ARCHITECTURAL CONTROL COMMITTEE (ACC)

The Woodside Park Units 2, 3 and 4 Declaration of Covenants, Conditions and Restrictions (“CCR”) adopted in March 1976 by the original owner of the land established an Architectural Control Committee whose purpose is to “maintain . . . within [Woodside] a style and nature of building design which is homogeneous with and complementary to the environmental setting of the subdivision.” The CCR, and through them the authority of the ACC, apply to all lots within Units 2, 3 and 4.

One role of the ACC is to review and approve all plans for construction, addition to, improvement or alteration of any structure on all lots within Units 2, 3 and 4. Please contact the Committee (a list of members is included below) should you be considering any type of improvement on your property (other than internal remodeling of an existing home or other structure). If you are planning a new fence, an addition, a new roof, a new outbuilding such as a shed or barn, or just a new coat of paint – give any one of the members a call. With the number of recent Land Use Regulation (LUR) changes in both Park and Jefferson Counties, many of our covenant provisions have either been superseded or further amplified by new county requirements. Although the counties do not enforce our covenants (that is up to us), they will enforce their LURs. Some of our neighbors have completed projects without ACC involvement. The ACC might have been able to head off what they are facing now – having to deal with a county Code Enforcement Officer. A call to the ACC can make the process much smoother.

The ACC is the first place to start the discussion concerning your project. Let them help you get your project off on the right foot.

Your Architectural Control Committee Members

Dave Brutout	303-838-2246
Bob Banks	303-838-0827
Bill Plume	303-838-4652
Ken Evridge	303-816-0831
Justin Stewart	303-841-8621