

WOODSIDE PARK HOA UNITS 2, 3 & 4 NEWSLETTER

Volume 3, No. 3

www.woodside2-3-4hoa.org

Fall 2016

FIRE SEASON ISN'T OVER YET - PARK COUNTY FIRE BAN IN EFFECT!

2016 FALL GENERAL MEMBERSHIP MEETING

Saturday, **October 22**, 2016

10 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

Questions? Email the HOA Secretary, Lorna Serber, at boulderlas@msn.com,
or call her at (303) (303) 838-2895.

MEETING AGENDA

- 10:00 a.m. Call to order
- 10:02 a.m. Introduction of 2015 HOA Officers and Directors
- 10:10 a.m. Treasurer's Report
- 10:15 a.m. Old Business
- Recap of 2016 HOA activities
 - Firewise update (including raffle of a green reflective address sign)
 - Equestrian Center update
- 10:30 a.m. Comments from Park County Commissioner Mike Brazell on the County's broadband initiative, followed by a short Q&A session
- 11:00 a.m. New Business
- Election of HOA Officers and Directors for 2017 (see more information on p. 2)
- 11:30 a.m. Open Forum
- 12:00 p.m. Wrap-up and adjournment

HOA Officers and Directors 2016

President:	Kathy Lower	(303) 815-0184	kathylower1951@gmail.com
Vice President:	Kelly Flynn	(513) 535-5616	kelcolo@yahoo.com
Treasurer	David Rowe	(303) 885-7194	derowe22s@gmail.com
Secretary:	Lorna Serber	(303) 838-2895	boulderlas@msn.com
Directors at large:	Ed Samberg	(303) 816-6676	ed@sambergs.org
	Melissa Fisher Faler	(832) 722-0494	jewelrlymelissa@gmail.com
	Ken Van Tuyl	(816) 589-5419	kvantuyl1@gmail.com

Firewise Committee Members 2016

Kelly Flynn (co-chair)	(513) 535-5616	kelcolo@yahoo.com
Briggs Cunningham (Units 5 & 6)	(303) 816-0199	richardbcunningham@mail.com
Sharon Evridge	(303) 816-0831	majesticmtnarabians@msn.com
Kathy Lower	(303) 815-0184	kathylower1951@gmail.com
Mike Schaefer (Units 5 & 6)	(303) 838-6068	schaefermc@central.com
Lorna Serber (co-chair)	(303) 838-2895	boulderlas@msn.com

Architectural Control Committee Members 2016

Bob Banks	(303) 838-0827
Lee Barnes	(303) 586-7213
Ken Evridge	(303) 816-0831
Bill Plume	(303) 838-4652
Justin Stewart	(303) 841-8621

ELECTION OF HOA OFFICERS AND DIRECTORS FOR 2017

Our HOA Bylaws allow for seven Directors, four who hold Officer posts (President, Vice President, Treasurer and Secretary) and three who serve at large. Once again we've had a great year with an engaged, dedicated Board that is focused on making Woodside the best, and safest, it can be. Current Directors may run again, but we always encourage new participation.

If you are interested in running for a position, contact the HOA Secretary, Lorna Serber, at boulderlas@msn.com, or call her at (303) 838-2895 to let her know. Also, nominations from the floor will be solicited at the meeting itself.

If you can't attend the meeting but would like to vote for Board nominees, you may obtain an **Absentee Ballot** with the most up to date information we have as to candidates who have declared an interest in running for a position. Request an Absentee Ballot in one of three ways:

1. Email your request to Kathy Lower at kathylower1951@gmail.com; or
2. Call Kathy at (303) 815-0184; or
3. fill out the Absentee Ballot Request Form at the end of this Newsletter and mail it to WPHOA Units 2-3-4 Election Committee, PO Box 176, Pine CO 80470.

One final note: you must be a current member of WPHOA Units 2, 3 & 4 (meaning you have paid dues for 2016) in order to run for a Board position or vote on nominees. A membership application is attached at the end of this Newsletter in case you haven't joined yet but want to run or vote. **But don't pay twice!** If you aren't sure if you have already paid dues for 2016, please contact our Treasurer, David Rowe, at (303) 885-7194 or derowe22s@gmail.com.

ARCHITECTURAL CONTROL COMMITTEE

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 apply to all lots within Units 2, 3 and 4.

The major role of the ACC is to review and approve all plans for construction, addition to, improvement or alteration of any structure on lots within Units 2, 3 and 4. Please contact the Committee (a list of members is included above) 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 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.

HOA ACTIVITIES IN 2016

Here’s a list of HOA activities in 2016 that we’ll be reporting on:

Two Firewise Events, an educational session at Platte Canyon High School on May 7 and a juniper chipping event the week of August 1, and other Firewise activities

Road Clean-Up Day on May 14

Fishing Derby on June 4

Annual Picnic on August 22

Equestrian Center improvements (thanks to HOA members Sharon and Ken Evridge, Cheryl Fox, Mary Schoen and Dave Caballero for their help on improvements to the arena and round pen and mowing the arena and outside meadow, and Board members Ken Van Tuyl and Ed Samberg for their help on improvements that allow us to keep the stalls facility open for rent year round.)

Formation of the North Park County Fire Safe Council

GREEN REFLECTIVE ADDRESS SIGNS STILL AVAILABLE

Interested in obtaining one of those green reflective address signs you’ve seen popping up around Woodside? Contact Kathy Lower at (303) 815-0184 or kathylower1951@gmail.com. Cost is \$10 (sign only, does not include a post).

WEBSITE UPDATE

We hope you have had a chance to check out our website, www.woodside2-3-4hoa.org. We’d like to hear from you about what more you would like to see there. Don’t be shy!

WHAT IS JUNIPER AND WHY SHOULD I GET RID OF IT?

Junipers are not an appropriate choice for a fire-resistant landscape. In a fire, these plants provide ample fuel for fast-spreading flames. Junipers have lacy, evergreen foliage that burns quickly because of its texture. They also contain flammable volatile oils, identifiable by their strong odor and sticky sap. Junipers frequently have dry or dead wood and leaves. All these elements create a tinderbox for fire. Include removal of juniper from your property in your mitigation efforts. Here's what it looks like:



EQUESTRIAN CENTER UPDATE

We hope you have had a chance to check out the improvements to the arena and round pen. Just a reminder (and another benefit of membership in WPHOA Units 2, 3 & 4)—under our covenants **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 website. **New Rule:** The Stall Facility is now open and the stalls are available for rent **year-round**. The Arena and Round Pen also are open year round (weather permitting) and may be reserved for private events. For details please contact Sharon Evridge at (303) 816-0831 or majesticmtnarabians@msn.com; or Jill McEwan at (720) 621-8996 or mcewanjill@yahoo.com.

ADVERTISING YOUR BUSINESS IN THE NEWSLETTER

One benefit of membership in WPHOA is the opportunity to advertise your business or service in our three-times-a-year Newsletters—for free! Non-HOA member Woodside Park residents pay \$12 per issue, or \$36 per year—so you save money if you join WPHOA! Non-Woodside Park residents may advertise for \$18 an issue, or \$54 per year. Advertisements are located at the end of the Newsletter and are also posted on our website.

If you want to advertise in our three 2017 editions (Spring, Summer and Fall), please contact Kathy Lower and let her know. It's a two- step process **each year**: (1) pay your dues (or pay the non-member or non-resident fee); and (2) let us know that you want to advertise, either by providing us with the copy you want included or with a business card. This is true for past advertisers as well as new advertisers. Without your active input each year we can't assume that you want to advertise or that the information you provided in the past is still accurate.

THESE BUSINESSES SUPPORT OUR ASSOCIATION—CHECK THEM OUT!



Tom's Touch
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www.tomstouchmemories.com

Tom Locke
 Owner

720-261-7484 (cell) 3645 Nova Road
 bigmittens1@yahoo.com Pine, CO 80470

dōTERRA®
 Independent Product Consultant



Melissa Fisher Faler
 Wellness Advocate
 #989866

(832) 722-0494

QueenEssentialOils@gmail.com
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 www.facebook.com/QueenEssentialOils

"I could not have asked for a better copy editor. He is a thoughtful, careful, precise editor who has the experience, the knowledge, and the patience to handle any project." — Jeff Miller, author of "Behind the Lines"

"I was extremely pleased with Tom Locke's editing of my first book, "Historic Tales from Park County — Parked in the Past." — Laura Van Dusen

"Two of my coffee table books edited by Tom Locke won major awards." — Bernie Nagy



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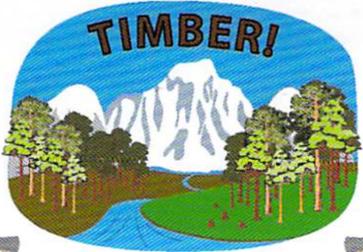
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WPHOA UNITS 2, 3 & 4 2016 SERVICES DIRECTORY

Those listed below are dues-paying members of the HOA who have asked that their special vocation or service be listed for your information. Contact the HOA Secretary, Kathy Lower, if you'd like to add your name and service to the list (or make changes to or delete an existing listing).

NAME	BUSINESS / SERVICE	PHONE / E-MAIL
Ken Evridge	Firearms Instructor Conceal Carry Classes	Home: (303) 816-0831 guninstructor@msn.com

FIREWISE ACTIVITIES MATCHING FUNDS RECORDING SHEET

Can be used for matching funds and other Firewise Communities/USA purposes

What qualifies for matching funds or Firewise grants? Any time or money you spend on your home and/or surrounding property for the purpose of reducing the probability of wildfire loss. Examples of activities that will qualify related to homes and outbuildings are:

- Removing trees, brush, grass from around your structure
- Cleaning gutters of pine needles and other debris. Cleaning the roof and clearing anything flammable from within three feet of the base of the structure.
- Removing tree limbs less than six-ten feet from the ground around structures
- Replacing a shake-shingle roof with a non-flammable alternative

The following volunteer activities will also qualify for Firewise matching funds. Volunteer time is recorded at the rate posted at www.independentsector.org. (Note: this rate changes each year)

- Firewise Board meetings
- Firewise community events
- Family preparation for wildfire

To record your time, fill in the following:

Activity	Date Performed	Amount of Time

To record your costs, fill in the following:

Activity	Date Performed	Attach Invoices

I affirm that the information I have provided on this form is accurate.

Print Name _____ Date _____

Signature _____ Phone/E-mail _____

Resident Address _____ Woodside Unit# _____ Lot# _____

Return this form to your Firewise Board Contact:

Kelly—Woodside HOA Firewise Committee

Address: PO Box 176, Pine CO 80470

E-Mail: WoodsideFirewise@gmail.com

WOODSIDE PARK UNITS 2, 3 AND 4 DUES CARD

NAME(S): _____ PHONE: _____ UNIT #: _____ LOT #: _____

STREET ADDRESS:

_____ (street)

_____ (city)

_____ (state)

_____ (zip)

MAILING ADDRESS (if different):

_____ (street or PO box)

_____ (city)

_____ (state)

_____ (zip)

Most HOA correspondence (newsletters, alerts, etc.) will be sent by email. Only annual dues notices will be mailed at the beginning of each new year to all Units 2, 3 and 4 residents. Please provide your email address so the HOA Secretary can stay in touch with you. All email addresses will be kept confidential.

Email address: _____

(please print clearly)

Contact the HOA Secretary, Kathy Lower, at (303) 815-0184 to receive HOA correspondence other than dues notices by USPS mail.

Dues are \$30 per year for improved lots and \$15 for unimproved lots. If joining for the first time, please include a one-time initiation fee of \$10. Make checks payable to: WPHOA Units 2, 3 & 4. Mail to PO Box 176, Pine CO 80470.

ABSENTEE BALLOT REQUEST FORM

Please send an Absentee Ballot for the election of officers and directors of WPHOA Units 2, 3 & 4 for calendar year 2016 to:

Name: _____

Address: _____

Woodside Unit No.: _____ Lot No. _____

Mail this form to:

Election Committee
PO Box 176
Pine CO 80470

Please write "Ballot Request" on the envelope.