

WOODSIDE PARK HOA UNITS 2, 3 & 4 NEWSLETTER

Volume 4, No. 3

www.woodside2-3-4hoa.org

Fall 2017

2017 FALL GENERAL MEMBERSHIP MEETING

Saturday, **October 14**, 2017

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

MEETING AGENDA

- 10:00 a.m. Call to order
- 10:01 a.m. Quorum
- 10:02 a.m. Introduction of 2017 HOA Officers and Directors
Approval of minutes of Spring General Membership Meeting
- 10:10 a.m. Treasurer's Report
- 10:15 a.m. Presentation by John Anderson on Ute Indian Culturally Modified Trees
(see more information below)
- 10:45 a.m. Old Business
- Recap of 2017 HOA activities
 - Firewise update
 - Equestrian Center and Trails (and ACC)
- 11:15 a.m. New Business
- Election of HOA Officers and Directors for 2018
 - Presentation of proposed amendments to Bylaws (copies will be available at the meeting)
- 11:45 a.m. Open Forum
- 12:00 p.m. Wrap-up and adjournment

HOA Officers and Directors 2017

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	jewelrymelissa@gmail.com
	Ken Van Tuyl	(816) 589-5419	kvantuyl1@gmail.com

Firewise Committee Members 2017

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 2017

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

PRESENTATION ON CULTURALLY MODIFIED TREES

John Anderson will be joining us at our General Membership Meeting on October 14 to give a PowerPoint presentation on Ute Indian culturally modified trees (CMTs) in Colorado and in Woodside in particular. CMTs “are trees that exhibit peels, ax cuts, delimiting, wood removal, and other cultural modifications. Numerous CMTs are found in the foothills and mountains of Colorado. Research has shown that these trees are artifacts reflecting cultural utilization of trees by Native Americans and other people from the seventeenth century through the early twentieth century.” (cite from Colorado Encyclopedia at coloradoencyclopedia.org) Here are a couple of examples of CMTs:



We are looking forward to John’s presentation and hope you will enjoy it, too.

ELECTION OF OFFICERS AND DIRECTORS FOR 2018

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, and this year all seven of the current Board members are standing for election for next year in the same positions they now hold. That being said, 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. We also will solicit nominations from the floor 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 our HOA (meaning you have paid dues for 2017) 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 you have already paid dues for 2017, please contact our Treasurer, David Rowe, at (303) 885-7194 or derowe22s@gmail.com.

PROPOSED BYLAWS AMENDMENTS

At the General Membership Meeting on October 14, we will have copies of and will be presenting for discussion proposed amendments to our HOA Bylaws. Voting on the proposed amendments will take place at the April 2018 General Membership Meeting as set out in our Bylaws (Article X: "These Bylaws may be amended at any duly called meeting of the General Membership by a 2/3 vote of the quorum present, provided the amendment has been submitted in writing and presented at a previous duly called meeting of the General Membership.")

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 (members listed above) should you be considering any type of improvement (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 been superseded or further amplified by new county requirements. Although the counties do not

enforce our covenants, 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 face now – dealing with a county Code Enforcement Officer.

COMMON MULLEIN – ERADICATE THIS NOXIOUS WEED!

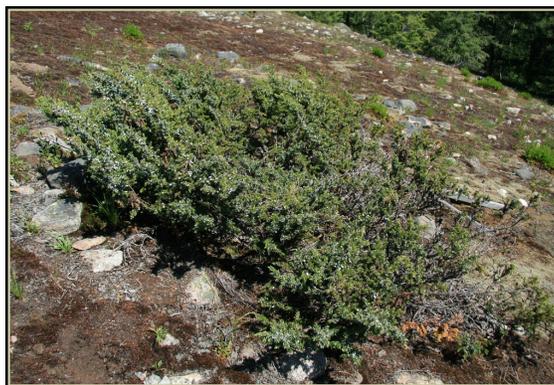
Common mullein has been designated a noxious weed by the Colorado Department of Agriculture. Here's what it looks like:



A Department of Agriculture Fact Sheet can be found on our website and will be available at the Membership Meeting on October 14.

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

Junipers are not a good choice for a fire-resistant landscape. In a fire, these plants provide 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:



GREEN REFLECTIVE ADDRESS SIGNS STILL AVAILABLE

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

EQUESTRIAN CENTER UPDATE

Recent improvements include a new entrance sign and one repaired and one new picnic table. Just a reminder (and another benefit of membership in our HOA)—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 Benefit:** The stalls are now available for rent **year-round.** The Arena and Round Pen also are open year-round and may be reserved for private events. For details on stall rental or event reservation please contact any member of the Board (contact information listed on p. 2 above).

ADVERTISING YOUR BUSINESS IN THE NEWSLETTER

Another benefit of membership in our HOA 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 the HOA. 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 2018 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.

WE HOPE TO SEE YOU AT THE MEMBERSHIP MEETING ON OCTOBER 14

WPHOA UNITS 2, 3 & 4 2017 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

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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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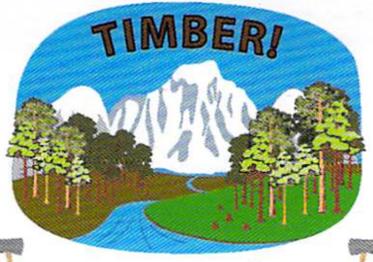
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WOODSIDE FIREWISE ACTIVITIES MATCHING FUNDS RECORDING SHEET

Please record 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 outbuilding include:

- 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 6-10 feet from the ground around structures
- Replacing a shake shingle roof with a non-flammable alternative
- Family preparation for wildfire
- Assisting with and/or attending a sponsored Firewise event

Please record your activity **by zone** in the chart below. Zones are defined as the following:

- **HOUSE:** Risk reduction work from the roof down to the foundation. Activities include: Fire-resistant roofing, cleaning litter from roofs and gutters, screening vents, chimney spark arrestors and screening, no openings in skylights or siding, enclosing eaves and soffits, decks/porches free of flammable materials, under deck area free of flammable materials and vegetation, etc.
- **IMMEDIATE ZONE -- 0-5 ft. from the foundation or attachments (decks/porches):** Activities include: installation of hardscaping components, replacing combustible mulches with stone/gravel, tree and shrub removal, rake and remove pine needles, leaves, litter and debris, trim back tree limbs that overhang this area, move firewood into extended zone, etc.
- **INTERMEDIATE ZONE -- 5-30 ft. from the foundation or attachments (decks/porches):** Activities include: lawn and native grass maintenance, clustered trees and shrubs with space between clusters, tree thinning/limbing to reduce crown fire potential, etc.
- **EXTENDED ZONE-- 30-100 ft. from the foundation or attachments (decks/porches):** Activities include: needles, leaves, litter and debris removal, tree thinning to reduce crown fire potential, etc.
- **COMMON AREAS -- HOA or other Homeowner jointly owned property within the site boundary:** Activities include: tree thinning, mastication of brush removal, grass maintenance, fire break construction, etc.
- **ADMINISTRATION --** Meetings, planning, preparation for Firewise events; renewal application preparation, etc.

Please record your time and/or costs incurred for mitigation work below. If out of pocket costs were incurred, please attach invoice:

ACTIVITY	DATE PERFORMED	ACTIVITY ZONE (see above)	AMOUNT OF TIME (hours or fraction of)	COST (if applicable)

If any of the above activities include having vegetation removed from your property (slash, shrubs, brush, limbs, trees, etc.), please indicate the estimated number of cubic yards of material which were removed (a typical pickup truck should hold 6 yd. capacity): _____

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

Print Name Date

Signature Phone/E-Mail

Resident Address Woodside Unit# and Lot #

Return this form to your Firewise contact:

Kelly Flynn: Woodside HOA Firewise Committee P.O. Box 176; Pine, CO 80470 Email: 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 President, 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 2018 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.