

# WOODSIDE PARK HOA UNITS 1, 2, 3 & 4 NEWSLETTER

Volume 4, No. 3

[www.woodside2-3-4hoa.org](http://www.woodside2-3-4hoa.org)

Fall 2018

## 2018 FALL GENERAL MEMBERSHIP MEETING

Saturday, **October 13**, 2018

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](mailto: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 2018 HOA Officers and Directors  
Approval of minutes of Spring General Membership Meeting
- 10:10 a.m. Treasurer's Report
- 10:15 a.m. Chief Joe Burgett of the Platte Canyon Fire Protection District will join us to talk about prescribed burn plans in the works under the auspices of PCFPD and the U.S. Forest Service. Joe will also briefly touch on Ballot Issue 6B.
- 10:45 a.m. Old Business
- Recap of 2018 HOA activities
  - Firewise and grant update
  - Equestrian Center and Trails (and ACC) update
- 11:15 a.m. New Business
- Election of HOA Officers and Directors for 2019 (see Notice below)
  - Vote on proposed amendments to Bylaws re Standing Committees
- 11:45 a.m. Open Forum
- 12:00 p.m. Wrap-up and adjournment

### HOA Officers and Directors 2018

President:	Kathy Lower	(303) 815-0184	<a href="mailto:kathylower1951@gmail.com">kathylower1951@gmail.com</a>
Vice President:	Kelly Flynn	(513) 535-5616	<a href="mailto:kelcolo@yahoo.com">kelcolo@yahoo.com</a>
Treasurer	David Rowe	(303) 885-7194	<a href="mailto:derowe22s@gmail.com">derowe22s@gmail.com</a>
Secretary:	Lorna Serber	(303) 548-9507	<a href="mailto:boulderlas@msn.com">boulderlas@msn.com</a>
Directors at Large:	Ed Samberg	(303) 816-6676	<a href="mailto:ed@sambergs.org">ed@sambergs.org</a>
	Melissa Fisher Faler	(832) 722-0494	<a href="mailto:jewelrymelissa@gmail.com">jewelrymelissa@gmail.com</a>
	Ken Van Tuyl	(816) 589-5419	<a href="mailto:kvantuyl1@gmail.com">kvantuyl1@gmail.com</a>

### Firewise Committee Members 2018

Kelly Flynn (co-chair)	(513) 535-5616	<a href="mailto:kelcolo@yahoo.com">kelcolo@yahoo.com</a>
Briggs Cunningham (Units 5 & 6)	(303) 816-0199	<a href="mailto:richardbcunningham@mail.com">richardbcunningham@mail.com</a>
Sharon Evridge	(303) 816-0831	<a href="mailto:majesticmtnarabians@msn.com">majesticmtnarabians@msn.com</a>
Kathy Lower	(303) 815-0184	<a href="mailto:kathylower1951@gmail.com">kathylower1951@gmail.com</a>
Lorna Serber (co-chair)	(303) 838-2895	<a href="mailto:boulderlas@msn.com">boulderlas@msn.com</a>
Doug Windemuller (Units 5 & 6)	(303) 816-9752	<a href="mailto:thedouglascompany@juno.com">thedouglascompany@juno.com</a>

### Architectural Control Committee Members 2018

Bob Banks	(303) 838-0827
David Smith	(303) 888-6953
Ken Van Tuyl	(816) 589-5419
Terry Hylland	(303) 816-7395
Justin Stewart	(303) 841-8621

### ELECTION OF OFFICERS AND DIRECTORS FOR 2019

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 will stand for election for one more year in the same positions they now hold. **Please be aware, though, that all seven have served on the Board for many years now. We expect that many will step off the Board after this next year. We would like to see other members of the community express interest in serving so that we can have their participation at some level during the next year to facilitate a smooth transition.** If you are willing to serve, please contact Kathy Lower at [kathylower1951@gmail.com](mailto:kathylower1951@gmail.com) or call her at (303) 815-0184 to let her know. We also will solicit nominations from the floor at the meeting.

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](mailto:kathylower1951@gmail.com); or
2. Call Kathy at (303) 815-0184; or
3. fill out the Absentee Ballot Request Form attached to this Newsletter and mail it to WPHOA Units 1-2-3-4 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

2018) 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 2018, please contact our Treasurer, David Rowe, at (303) 885-7194 or [derowe22s@gmail.com](mailto:derowe22s@gmail.com).

## **PROPOSED BYLAWS AMENDMENT READY FOR VOTE**

We will have copies of the proposed Bylaws amendment on Standing Committees that was discussed at the Spring General Membership Meeting for your review prior to our vote on the amendment at the upcoming meeting.

## **FIREWISE**

The Woodside Firewise Committee would like to thank all residents for their fire mitigation endeavors during 2018. We had great interest in the chipping program this year and had 39 residents in total sign up for slash chipping, many of them utilizing the service several times during the season. What a great way to keep our community safe!

In addition to participating in the chipping events, I know many of you have done other mitigation work around your property during the year. Please see the attached document for examples of activity that counts toward our annual renewal. Will you be getting your house ready for fall? Cleaning gutters, raking and removing pine needles and leaves from the areas near your house, mowing down tall grasses.... these (and more!) all count towards our required 'hours' for the Woodside Firewise annual renewal. Some basic home maintenance items also count toward mitigation efforts. Please refer to the document for more information.

Our Firewise renewal is due in early November. We are SIGNIFICANTLY behind previous years in the time and expense reported for Woodside mitigation activity. Please take a few moments to read the attached examples document and fill out the Firewise tracking form for any work you may have done in 2018. We ask that all forms be returned by October 14 so that we have time to compile the data and record it into the Firewise renewal system.

Again, thanks for all of your efforts. They are much appreciated and will help to keep Woodside safe and "Firewise."

## **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.

## THE RODENATOR

Our HOA, in partnership with Ben Grant, has purchased a Rodenator used in controlling burrowing rodents and varmints. The device uses a mixture of propane and oxygen that is introduced into burrowing varmint tunnel systems and then ignited. The resulting over-pressure blast is a quick and efficient method for eliminating the pests. One effect of the ignition is a loud bang, similar to the sound of a rifle or muzzleloader being fired. Use of the device is allowed under Colorado law and all relevant government agencies and the ACC have authorized its use during periods when a fire ban is not in effect. There is a donation to the HOA with a suggested range from between \$50 and \$200 for the service with the amount depending on the extent of the area to be treated. If you are interesting in having this device used on your property, please contact Ken Van Tuyl via email at [kvantuyl1@gmail.com](mailto:kvantuyl1@gmail.com). He has the answers to your questions and can explain the "hows" of getting you on the schedule.

## THE ROCKY MOUNTAIN AREA COORDINATION CENTER

The mission of the Rocky Mountain Area Coordination Center (RMACC) is to provide safe, cost effective, and timely response of national and area resources for all aspects of wildland fire management activities and other emergency management activities within the Rocky Mountain Area. RMACC cooperates with the National Interagency Coordination Center (NICC) in delivery of its mission. This mission is accomplished through planning, situation analysis, needs projection, and activation of emergency resources through interagency cooperation.

For those who are interested in up-to-date tracking of wildland fires, expected fire weather and fire restrictions in Colorado, the RMACC website has a wealth of information. Start at the Home page [www.rmacc.info](http://www.rmacc.info) and surf around the website. Fire information is also available by phone at 303-445-4322 and by email at [rmaccinformation@gmail.com](mailto:rmaccinformation@gmail.com).

## EMERGENCY NOTIFICATIONS—THE **CODE RED®** PROGRAM

Park County Code RED® program: register your phone number(s) at <http://parkco.us/97/CodeRED> to receive emergency notifications.

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

## 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](mailto:kathylower1951@gmail.com). Cost is \$10 (sign only, does not include a post).

The signs have been installed in compliance with Park County's Land Use Regulation (LUR) Section 7-1207 and as recommended in two Elk Creek Fire Protection District documents:

- Installation of metal reflective home address signs is a recommended Action Item in the 2011 Elk Creek Fire Protection District Community Wildfire Protection Plan (pages 24 and 26).

- The Woodside Park Firewise Community Assessment prepared by Elk Creek Fire Chief Bill McLaughlin makes a similar recommendation, in Section 11:

Each home should have a permanently posted, reflective address sign. Placed at the driveway entrance, these signs **must be visible from both directions of travel**. If you have a common driveway each address should be displayed at the end of the driveway and individual addresses posted as the single driveway splits off.

The biggest concern of our fire district personnel is not finding your house in the event of a fire, but much more being able to find your house quickly in a **medical or other emergency**. Our emergency personnel know that it can be difficult to locate an address in Woodside even during the day, and even if red and white Elk Creek FPD address signs have been posted. Imagine how hard it is at night, in a snowstorm. The green metal reflective signs posted at driveway entrances make their job *much* easier.

### **EQUESTRIAN CENTER UPDATE**

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. The stalls are 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 2019 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.

## WPHOA UNITS 1, 2, 3 & 4 2018 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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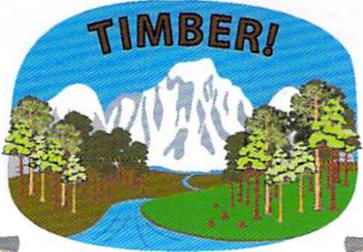
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## WOODSIDE FIREWISE ACTIVITIES MATCHING FUNDS RECORDING SHEET

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 1, 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 1, 2, 3 & 4 for calendar year 2019 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.