

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

Volume 5, No. 3

www.woodside1-2-3-4hoa.org

Fall 2019

OFFICERS AND DIRECTORS ELECTED FOR 2020

It's a time of transition for the HOA Board. Several members who have served for a number of years will leave the Board at the end of the year, making way for other members of our community to serve next year. The members who were elected at the Fall General Membership Meeting are listed below.

HOA Officers and Directors 2020

President:	Mary Schoen	(303-912-1399	maryruth.schoen@gmail.com
Vice President:	Ken Van Tuyl	(816) 589-5419	kvantuyl1@gmail.com
Secretary:	Vacant		
Treasurer:	Pam Hyer	(303) 916-9873	lovethemtms2@gmail.com
Directors at Large:	Ed Samberg Stephanie Berardini Monte Poague		

As you can see, the Secretary position is vacant. Would you be willing to serve? The Secretary's main duty is to take minutes of board and general membership meetings and transcribe them for distribution to the Board and posting on our website. The Board meets quarterly in January, April, July and October, with general membership meetings in April and October. We meet on an evening chosen by the group from 7 - 9 p.m. You can see examples of minutes posted on our website, www.woodside1-2-3-4hoa.org. If you would like to know more or already know that you are interested/willing to serve, please contact next year's President, Mary Schoen, or Vice President Ken Van Tuyl.

2020 DUES CARDS

HOA dues cards for 2020 (our usual yellow postcard) will be mailed to all residents in Units 1 - 4 in early January. Dues are still only \$30 a year for renewing memberships for developed lots (\$15 for undeveloped lots), and \$40 for folks joining for the first time. **Please join with us next year.**

- Membership gives you access to the Equestrian Center and your dues help us insure and maintain the Center and the trails that meander through Units 2, 3 and 4.
- Membership entitles you to come to our Board meetings and general membership meetings where you can ask questions and express your opinions on matters affecting our community.
- Your dues support our Firewise efforts and our social events such as the annual Fishing Derby, the annual Picnic, and the biannual Garage Sale.
- Your dues support our Rodenator program that addresses critter control at the Equestrian Center, on the trails and in the community.

- Your dues support our partnership with the non-profit Fire Adapted Bailey, helping to make our community more prepared to deal with wildfire before, during and after an event.

FIREWISE®

The Woodside Firewise® Committee would like to thank all residents for their fire mitigation efforts during 2019. We had great interest in the chipping program again this year, despite Elk Creek FPD's trials and tribulations with their chipping equipment. And with the passage of Elk Creek Ballot Issue 7B on November 5, it looks like Elk Creek will be able to continue its chipping program next year.

Our Firewise® status has been renewed for next year - our seventh year as a nationally recognized Firewise® community!

Again, thanks for all of your efforts. They are much appreciated.

Firewise Committee Members 2020		
Kelly Flynn (co-chair)	(513) 535-5616	kelcolo@yahoo.com
Sharon Evridge	(303) 816-0831	majesticmtnarabians@msn.com
Linda Klein	(303) 838-6638	rezklein@gmail.com
Lorna Serber (co-chair)	(303) 838-2895	boulderlas@msn.com
Doug Windemuller (Units 5 & 6)	(303) 816-9752	thedouglascompany@juno.com

We are also seeking volunteers for our Firewise® Committee. Would you be interested in coming on board? Please let Kelly or Lorna know of your interest. Thanks.

GRANTS UPDATE

In 2018 Woodside (through Fire Adapted Bailey) received a grant of \$36,500 from Denver Water to do forest mitigation within Woodside. Denver Water is interested in supporting mitigation efforts here because Woodside lies within Denver Water's watershed.

The grant was administered by the Coalition for the Upper South Platte (CUSP). The grant terms required Woodside to match the grant through cash and in-kind (volunteer) contributions (20% cash, 80% volunteer hours). Five Woodside homeowners responded to a solicitation to participate in the program. Mitigation on the five lots was completed this year with the help of volunteers from Team Rubicon, a veterans organization devoted to providing disaster relief, and cash contributions from the five homeowners. The cash value of Team Rubicon's volunteer work was enough to complete our match requirement and cover the cost of hiring a contractor to complete the mitigation remaining following Team Rubicon's efforts. A total of 25 acres was mitigated, satisfying the grant. We hope to be in the running for additional grants from Denver Water next year, and for volunteer assistance from Team Rubicon.

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.

Architectural Control Committee Members 2020

Bob Banks (303) 838-0827

Ken Van Tuyl (816) 589-5419

Justin Stewart (303) 841-8621

Members Needed – Contact Bob Banks

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 owns a Rodenator, a device used to control 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 popping sound. 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. If you are interested in having this device used on your property, please contact Ken Van Tuyl via email at kvantuyl1@gmail.com. He has the answers to your questions and can explain the "hows" of getting you on the schedule. Donations to the HOA are appreciated.

EMERGENCY NOTIFICATIONS; UPDATES ON WILDFIRE EVENTS

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).

How can residents keep up to date in real time about a wildfire incident? Here are several resources for you to follow:

1. Rocky Mountain Area Coordination Center (RMACC). The mission of 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 and surf around the website. Fire information is also available by phone at 303-445-4322 and by email at rmaccinformation@gmail.com.

2. [InciWeb](#). This website tracks all wildfires throughout the United States with specific information on each fire. Find it at InciWeb - The Incident Information System [website](#).

3. [Park County Emergency Alert System - CodeRED](#). Sign up to receive emergency alerts on your phone(s) - land lines and cell phones - at [Park County CodeRED](#).

4. [Park County E-Mail and Text Notifications](#). You can sign up to receive email and/or text notifications on a long list of topics, including wildfires, burn bans, sheriff's office activity, and hazardous weather. Go to the Park County [website](#) to sign up.

5. [My Mountain Town](#). This is a terrific source of information on all kinds of emergency topics for Conifer, Pine, Bailey and Fairplay. Go to the [website](#) and check it out. There is a link to Inciweb (see above), Code Red (see above), as well as many other helpful links.

GREEN REFLECTIVE ADDRESS SIGNS STILL AVAILABLE

Interested in obtaining one of those green reflective address signs you've seen around Woodside? Contact Andrea Black at Platte Canyon Fire Protection District at (303) 838-5853. Cost is \$10 (sign only, does not include a post).

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. 1).

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! Newsletter ads are also posted on our website. Non-HOA member Woodside Park residents pay \$12 per issue,—so you save money if you join the HOA. Non-Woodside Park residents may advertise for \$18 an issue.

WPHOA UNITS 1, 2, 3 & 4 2020 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.

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

THESE LOCAL BUSINESSES SUPPORT OUR ASSOCIATION—CHECK THEM OUT!

Simply Oiled Life, LLC
Melissa Fisher Faler
Wellness Advocate #989866
(720) 600-0369
Melissa@SimplyOiledLife.com
mydoterra.com/SimplyOiledLife

Scentsy
INDEPENDENT CONSULTANT
Cathy Banks
Independent Consultant
(303) 594-0959
cbbanks26@aol.com
Order Online!
cathyscentedcorner.scentsy.us

IMHS
intermountain
HUMANE SOCIETY
Second Chance Thrift Store
303-816-2471 www.imhs.org
67318 US Hwy 285 (2nd floor), Pine CO 80470

IMHS
intermountain
HUMANE SOCIETY
post office box 1250
conifer, colorado 80433

Kimberlee Martin, CDPE, CNE, CRS, GRI
Broker Associate
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