

# WOODSIDE PARK UNITS 2, 3 & 4 NEWSLETTER

Volume 1, No. 1

www.mywoodside.com

Spring 2014

## IN MEMORIAM—DON HANER

Don Haner, a long-time Woodside resident and ardent supporter of our HOA and our community, passed away in early February after a long illness. Don ably served on our Association Board in both Vice-President and Director-at-Large positions representing, first and foremost, the valued interests of the membership. Whenever and whatever the project, from community picnics to trail workdays to just helping his neighbors, Don was always there pitching in. Perhaps his greatest impact was the leadership and initiative he displayed in directing the refurbishment of the HOA's greatest asset, the Equestrian Center. Over many months, Don led the effort to transform a weatherworn building into a first-rate facility. And through it all, Don remained the man he was – a man of very few words who avoided the limelight yet, who was always there when help was needed. He will be sorely missed by us all. Our sincere sympathies go out to his entire family and especially to his wife Norma. Your Woodside family extends to you our deepest condolences.

## NOTICE OF SPRING GENERAL MEMBERSHIP MEETING AND FIRST ANNUAL FIREWISE EVENT

Saturday, April 5, 2014

10-10:30 a.m., followed by our First Annual Firewise Event 10:30 a.m.-noon

Elk Creek Fire District Station No. 1 at Richmond Hill Rd.  
11993 Blackfoot Rd., Conifer CO 80433  
303-816-9385

### Agenda Topics

1. Update on Board changes
2. Election of President and Vice President for 2014
3. Schedule of events for 2014

You may be wondering why we're having an election for President when we elected a President for 2014 at the General Meeting last October. Unfortunately, our neighbor who volunteered for the position and was handily elected has resigned for personal reasons, leaving the position vacant once more. Do you have any interest in running, either for President or Vice President? We have one candidate for President whose name will appear on the ballot, but that doesn't preclude you from putting your hat into the ring for either position. Please notify the HOA Secretary, Kathy Lower, at [kathylower1951@gmail.com](mailto:kathylower1951@gmail.com) or 303-815-0184 if you are interested; we will also accept nominations from the floor at the meeting itself.

Can't make the meeting but still want to have input? Use the form at the end of this Newsletter to

request an absentee ballot. A ballot will be mailed to you with the latest information available as to candidates who have volunteered to run. Just follow the accompanying instructions to ensure your ballot is received in time to be counted.

One final note – you must have paid your dues for 2014 in order to run for office and/or cast a vote for the 2014 Board candidates. If you haven't paid yet for this year and want to renew or join, contact our Secretary, Kathy Lower, at [kathylower1951@gmail.com](mailto:kathylower1951@gmail.com) or 303-815-0184.

### **Your Officers and Board of Directors 2014**

President:	[Position vacant]		
Vice President:	[Position vacant]		
Treasurer:	Jackie Brutout	303-838-2246	<a href="mailto:mtnbrutout@msn.com">mtnbrutout@msn.com</a>
Secretary:	Kathy Lower	303-815-0184	<a href="mailto:kathylower1951@gmail.com">kathylower1951@gmail.com</a>
Directors:	Ed Samberg	(303) 816-6676	<a href="mailto:ed@sambergs.org">ed@sambergs.org</a>
	Linda Perry	303-420-14571	<a href="mailto:lindacarroll92@yahoo.com">lindacarroll92@yahoo.com</a>
	Kelly Flynn	(513) 535-5616	<a href="mailto:kelcolo@yahoo.com">kelcolo@yahoo.com</a>

### **FIRST ANNUAL FIREWISE EVENT**

Immediately after the General Meeting the Woodside Park Firewise Committee will be hosting its First Annual Firewise Event—same location. The Firewise Program, which is sponsored by the National Fire Prevention Association and co-sponsored by the U.S. Forest Service, the U.S. Department of Interior and the National Association of State Foresters, helps communities understand how to take action to prevent losses from wildfire.

The focus of this year's event is education. We will kick off the meeting with an overview of the Action Plan prepared for 2014 by the Woodside Park Firewise Committee. The agenda also includes:

presentation by Fire Chief Bill McLaughlin of Elk Creek Fire Protection District;

presentation by the head of the Broken Arrow Firewise Committee (a neighboring community that received official Firewise recognition several years ago) to fill us in on their activities and successes;

presentation by a representative of the Colorado State Forest Service;

presentation by a representative of the Coalition for the Upper South Platte;

presentation by the Jefferson County Animal Response Team, which helps evacuate domestic animals in the event of an approaching wildfire; and

presentation regarding low cost assistance for basic fire mitigation on your property.

At the conclusion of the presentations our presenters will be available for individual questions and to provide further information as necessary.

In addition, representatives from the following companies have provided us information to share with you or will be available at your service:

Arbor Tech Timber (fire mitigation company)

R&R Roofing and Siding (will have samples of their fire resistant materials)

Center for Colorado Water Conservancy

Safari Tree Service (tree spraying)

Colorado Fire Break (purveyor of a revolutionary wildfire defense system for homes in the Wildland-Urban Interface)

Moore Lumber and Hardware (Pine Junction Ace) (offering green metal reflective address signs and posts on which to install them)

### **Your Firewise Committee Members**

Kelly Flynn (chair)	(513) 535-5616	<a href="mailto:kelcolo@yahoo.com">kelcolo@yahoo.com</a>
Jackie Brutout	(303) 838-2246	<a href="mailto:mtnbrutout@msn.com">mtnbrutout@msn.com</a>
Briggs Cunningham (Unit 5)	(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	(303) 838-2895	<a href="mailto:boulderlas@msn.com">boulderlas@msn.com</a>

## **2014 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, Kathy Lower, know by sending her an email at [kathylower1951@gmail.com](mailto:kathylower1951@gmail.com) or calling her at 303-815-0184.

Returning your card to us helps us keep our contact information current, ensures that you will be kept up to date on Association business, and lets you express any interest in the numerous activities that the Association has planned in 2014. Rest assured that the information you provide will be used for only HOA and Water User Association business.

## **ADVERTISING YOUR BUSINESS IN THE NEWSLETTER**

One benefit of membership in WPHOA is the opportunity to advertise your business or services in our three-times-a-year newsletters—at no extra charge! (Non-HOA member Woodside Park residents must pay \$12 per issue, or \$36 per year). Non-Woodside Park residents may advertise for \$10 an issue, or \$30 per year.)

Our Secretary, Kathy Lower, has contacted all 2013 advertisers regarding their interest in advertising in the first Newsletter of 2014 and has included those who responded. If you want to advertise in future 2014 editions, please contact Kathy and let her know. Next year, and for years thereafter, it will be 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 still want to advertise or that the information you provided in the past is still accurate. Thanks!

## EQUESTRIAN CENTER

With spring just around the corner we soon will be turning our attention to the Equestrian Center. 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 [mywoodside.com](http://mywoodside.com) (and will be available on the new website when it is up and running).

## EVENT CALENDAR FOR 2014

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

- April 5, 2014: Spring General Membership Meeting/First Annual Firewise Event
- May 3, 2014: Road Cleanup Day (weather permitting)
- June 7, 2014: Fishing Derby
- July 26, 2014: Summer General Meeting and Annual WPHOA Picnic (location: Pine Valley Large Shelter)

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

Three slash collection periods are on the schedule, too (according to the Jefferson County Sheriff's website)—let's take advantage of them:

June 21-22, 2014, 8:30 a.m. - 3:30 p.m. through Coal Creek Canyon Fire District, at Station 2 at Hwy 72 and Camp Eden Rd.; fees apply as follows:

- Small Pickup - Bed High: \$5
- Small Pickup - Cab High: \$8
- Small Pickup - Above Cab High: \$10
- Large Pickup - Bed High \$8
- Large Pickup - Cab High \$10
- Large Pickup - Above the Cab High \$12
- Trailer - Single Axle \$10/Double Axle \$15
- Dump Truck - Cab High \$20/Above Cab High \$25

July 12-13, 2014, 8:30 a.m. - 3:30 p.m. through Elk Creek Fire Protection District, at Conifer High School, 10441 Hwy 73; fees as above

August 10-11, 2014 through Inter Mountain Fire Protection District, at CFD Station #3 8445 S Hwy 285 (1 block north of firehouse on Settlers Drive); fees as above

## MYWOODSIDE.COM

After many years of generous support of a presence on the Web for WPHOA Units 2, 3 and 4, Webmaster Jim Sapp has notified us that he will not be able to continue hosting us. Fear not, we will still have a presence on the Web—our Secretary, Kathy Lower, has volunteered to build us our very own website and act as webmaster. Building the site is in progress and we will let everyone know by email when it goes live. Many thanks to Jim for his long service! In the meantime, you can still access [mywoodside.com](http://mywoodside.com)—it just won't be updated.

### 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.

**Note:** a bill (HB 1009) is pending in the Colorado Legislature that would change the mitigation tax deduction to an income tax credit. Changing from a deduction to a credit would allow the benefit to be used by people who do not itemize deductions on their tax returns. We'll keep you posted.

### FIRE SEASON WILL SOON BE UPON US—SAFETY FIRST!

Elk Creek Fire Protection District is a member of the Ready, Set, Go! Fire Safety program. This Program utilizes firefighters to teach individuals who live in high-risk wildfire areas and the wildland-urban-interface (WUI) how to best prepare themselves and their properties against fire threats. Ready, Set, Go! works in complimentary and collaborative fashion with Firewise and other existing wildland fire public education efforts. It amplifies their messages to individuals to better achieve the common goal we all share of fire-adapted communities. The components of the Program are:

Ready – Preparing for the Fire Threat: Be Ready, Be Firewise. Take personal responsibility and prepare long before the threat of a wildfire so your home is ready in case of a fire. Create defensible space by clearing brush away from your home. Use fire-resistant landscaping and harden your home with fire-safe construction measures. Assemble emergency supplies and belongings in a safe spot. Make sure all residents residing within the home are on the same page, plan escape routes.

Set – Situational Awareness When a Fire Starts: Pack your vehicle with your emergency items. Stay aware of the latest news from local media and your local fire department for updated information on the fire.

Go – Leave early! Following your Action Plan makes you prepared and firefighters are now able to best maneuver the wildfire and ensuring you and your family’s safety.

For more information on this Program see [www.wildlandfirersg.org](http://www.wildlandfirersg.org). The website also has a very educational video that we encourage everyone to watch. It will take you less than five minutes and you know the old adage—a picture is worth a thousand words!

#### Emergency Notifications—

Park County Code RED® program: register your phone number(s) at [www.parkco.us](http://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](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).

#### Other Helpful Materials—

Colorado State University Cooperative Extension Publication number 6.302, available online at [www.ext.colostate.edu](http://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](http://www.disastersafety.org/content/date/file/WLF_RockyMountain.pdf).

## **CALL IREA FOR HELP TAKING DOWN TREES THAT THREATEN POWER LINES ON YOUR PROPERTY**

If you have a tree or trees on your property that appear to be a threat to a high voltage power line (because the tree is dead or, if still green, is touching or overhanging a line), give IREA a call at (303) 674-6879. If there is a threat IREA will cut down the tree at no charge to you (but you will be responsible for cleanup).

IREA also will be coming through the entire Woodside Park subdivision within the next couple years to remove trees standing within all 10-foot utility easements and 20-foot major feeder easements in the subdivision. It’s part of a six-year plan initiated by IREA this year.

## **NOXIOUS WEEDS**

[N]oxious weeds threaten the very reasons we live, work and recreate in Colorado. Noxious weeds are non-native plant species that have been introduced into an environment with few, if any, natural biological controls, thus giving them a distinct competitive advantage in dominating and crowding out native plant species. They have the ability to dominate plant communities to the extent plant diversity and ecosystem integrity is threatened. Noxious weeds are aggressive, spread rapidly, possess a unique ability to reproduce profusely and resist control. Noxious weeds also threaten valuable wildlife habitat and natural resources in Park and Jefferson Counties. They cause economic hardships to agriculture producers and are a nuisance for recreational activities.

Noxious weeds become established in soils disturbed by a variety of activities such as construction, motorized vehicles, road maintenance, recreation, improper livestock grazing and natural disturbances such as fire. Noxious weed seeds are transported to new sites in numerous ways such as wind, water, tires, people as well as wild and domestic animals. Park and Jefferson Counties operate under a directive from the Colorado Department of Agriculture to control and reduce the spread of noxious weeds in our counties.

Please be aware that under the Colorado Noxious Weed Act **control of noxious weeds is the legal responsibility of every landowner**, as specified in C.R.S. § 35-5.5-104:

It is the duty of all persons to use integrated methods to manage noxious weeds if the same are likely to be materially damaging to the land of neighboring landowners.

The local governing body is tasked with enforcement of the Act, as set out in C.R.S. § 35-5.5-109. If anyone is interested in learning more about enforcement of the Act, contact Kathy Lower at [kathylower1951@gmail.com](mailto:kathylower1951@gmail.com) or 303-815-0184.

The CSU Extension Service, the Natural Resources Conservation Service, and other agencies will provide technical advice and assistance to landowners upon request. These agencies will cooperate with landowners to develop and manage an acceptable noxious weed control plan.

### **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
Bill Plume .....	303-838-4652
Ken Evridge .....	303-816-0831
Justin Stewart .....	303-841-8621
Bob Banks .....	303-838-0827

## LET'S FOCUS ON A MEMBERSHIP DRIVE

Calling all members! Our members are the best ambassadors the Association could have. We are asking each member to talk to your neighbors who haven't joined about the benefits of joining. Please say yes!

We also encourage you to share this newsletter with any of your neighbors or friends in Woodside Park who may not be members of the Association or for whom we do not have an email address. Spread the word! We're a hardworking organization and appreciate your support.

## NEWSLETTER TOPICS

Is there a topic that you would like to see discussed in a Newsletter but haven't seen it? Let us know! Submit any topic requests to Kathy Lower at [kathylower1951@gmail.com](mailto:kathylower1951@gmail.com) or (303) 815-0184.

----- (cut here) -----

### ABSENTEE BALLOT REQUEST FORM

I, \_\_\_\_\_ [name], owner of Unit \_\_, Lot \_\_, request an absentee ballot for the Election for Officers and Directors of WPHOA Units 2, 3 & 4 to be held on April 5, 2014, to be sent to me at:

Mailing address: \_\_\_\_\_

Mail this request to: Election Committee WPHOA Units 2, 3 & 4  
PO Box 176  
Pine, CO 80470

Please write "Ballot Request" on the envelope.

**THE FOLLOWING BUSINESSES HAVE PAID TO SUPPORT OUR ASSOCIATION  
AND WOULD GREATLY APPRECIATE YOUR PATRONAGE!**

(If your business isn't listed here and you would like to be included, contact the HOA Secretary, Kathy Lower, at (303) 815-0184 or [kathylower1951@gmail.com](mailto:kathylower1951@gmail.com) for advertising information)



**Second Chance Thrift Store**

303-816-2471      [www.imhs.org](http://www.imhs.org)  
67318 US Hwy 285 (2nd floor), Pine CO 80470



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## WPHOA UNITS 2, 3 & 4 2014 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
Cathy Banks	Scentsy Consultant	Cell: 303-594-0959 Home: 303-838-0827 cathyscentedcorner.scentsy.us cbbanks26@aol.com
Larry Blattel	SVC Technologies Data Recovery	303-330-0252 larry@svctec.com
Ken Evridge	Firearms Instructor Conceal Carry Classes	Home: (303) 816-0831 guninstructor@msn.com
Melissa Fisher Faler	Stella & Dot Jewelry Stylist	Cell: 832-722-0494 Home: 303-816-9023 www.stelladot.com/jewelrymelissa JewleryMelissa@gmail.com