

WOODSIDE PARK HOA UNITS 2, 3 & 4 NEWSLETTER

Volume 3, No. 1

www.woodside2-3-4hoa.org

Spring 2016

NOTICE OF SPRING GENERAL MEMBERSHIP MEETING

Saturday, April 23, 2016

10:00 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 (contact information on p. 2)

Agenda

- 10:00 a.m. Call to order
- 10:02 a.m. Introduction of 2016 HOA Officers and Directors
- 10:10 a.m. Treasurer's Report
- 10:15 a.m. Old Business
- Schedule of HOA events in 2016
 - Firewise update (including raffle of a green reflective address sign)
 - Equestrian Center update
- 10:45 a.m. Presentation: Andrew Moyle, Elk Creek Fire Protection District Wildland Fire Specialist
- 11:30 a.m. New Business
- Discussion and vote on donation to Cpl. Nate Carrigan Memorial Fund
 - Discussion regarding possible realignment of fire protection districts
- 11:45 a.m. Open Forum
- 12:00 p.m. Wrap-up and adjournment

Your HOA Board 2016

Kathy Lower (President)	(303) 815-0184	kathylower1951@gmail.com
Kelly Flynn (Vice President)	(513) 535-5616	kelcolo@yahoo.com
David Rowe (Treasurer)	(303) 885-7194	derowe22s@gmail.com
Lorna Serber (Secretary)	(303) 548-9507	boulderlas@msn.com
Ed Samberg (Director)	(303) 816-6676	ed@sambergs.org
Melissa Fisher Faler (Director)	(303) 816-9023	QueenEssentialOils@gmail.com
Ken Van Tuyl (Director)	(816) 589-5419	kvantuy1@gmail.com

2015 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 misplaced yours and want to renew or join, please let our Secretary, Lorna Serber, know by sending her an email at boulderlas@msn.com or calling her at (303) 548-9507.

Returning your card helps us keep our contact information current, ensures that you will be kept up to date on HOA business, and lets you express an interest in the numerous activities that the HOA has planned in 2016. Rest assured that the information will be used only for HOA business.

EVENT CALENDAR FOR 2016

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

April 23:	Spring General Membership Meeting
May 7:	Third Annual Firewise Event
May 14:	Road Cleanup Day (weather permitting)
June 4:	Fishing Derby
July or August (TBD):	Summer General Meeting/Annual Picnic (Pine Valley Small Shelter)
October (TBD):	Fall General Membership Meeting/Election of Officers and Directors for 2017

FIREWISE NEWS

As you may know, Elk Creek Fire Protection District recently hired a Wildland Fire Specialist, Andrew Moyle, to help our community become better prepared to deal with the risk of wildfires. The District received a \$130,000 federal grant to support Moyle's hire. Moyle will lead the Fire Adaptive Community Coalition, an educational steering committee that will hold community events to educate residents. Moyle also is tasked with rewriting the Elk Creek Community Wildfire Protection Plan, last updated in 2011. According to Elk Creek Fire Chief Bill McLaughlin, the new CWPP will differ significantly from the current CWPP in that the new Plan will be a more detailed, parcel-level document that will provide homeowners with more individualized suggestions about mitigation needed on their specific properties. The grant also will pay for interactive mapping software that will allow the District to identify and rate potential burn areas and existing structures. Of particular interest to us, Moyle will begin conducting individual property assessments once the snow melts. **Property owners can schedule risk assessments and mitigation consultations beginning in late spring by calling (303) 816-9358.** (Thanks to Jessi Marlatt of High Timber Times for her article published January 6, 2016)

We will be hosting our **Third Annual Firewise Event** on **May 7**. Our first event in 2014 focused on education, with a variety of speakers and vendors who provided invaluable information on steps each of us can take to become more Firewise and protect our properties in case of a wildfire. Last year our focus was on action, specifically, the eradication of that dangerous ground cover: the JUNIPER BUSH. Members of the Woodside Park Firewise Committee and other volunteers assisted several Woodside homeowners with removal and chipping of juniper bushes on their properties. We will be holding another juniper chipping event later this year. **FYI**, this is what juniper looks like and why we all should be vigilant in removing 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.

For our **Firewise Event this year** we will be participating in a multi-community Firewise Event to be held at Platte Canyon High School. Here is a synopsis of what you can expect:

Sponsors:

- Platte Canyon Fire Protection District
- Platte Canyon School District
- North Park County Fire Safety Council (a newly formed Council including our HOA)

What you will learn about wildfire risk:

- What is our level of Wildfire risk in North Park County? It's not a matter of if, only a matter of when we will have a major wildfire event.
- According to the Woodside Park Firewise Community Assessment prepared by Elk Creek Fire Protection District in July 2013, Woodside has much in common with Black Forest (remember 2013? 14,280 acres burned; 509 structures burned; and two people died) and should be considered a high wildfire risk.
- According to Park County's Community Wildfire Protection Plan, the Bailey area is also a large area of high risk, located within, and adjacent to, heavily forested lands with a high fire occurrence history, including several large fires. The region has high values at risk, generally high fuels risk, and a high ignition risk.
- The history and health of our forests. How did we get to where we are today?
- Fire behavior, how fast can wildfire events move? What is a crown fire?
- The importance of being prepared.

What you will learn about getting prepared:

- The Code Red early warning system.
- Code Red for kids.
- The Ready-Set-Go system for individual homeowners
- Firewise certification for HOA's and neighborhoods
- What does it mean to be mitigated? Where can I get help and guidance?
- Wildfire preparation for our schools, especially Deer Creek Elementary.
- What's being done to mitigate critical County rights-of-way like CR43/47 and Mount Evans Blvd?

Your Firewise Committee Members

Kelly Flynn (co-chair)	(513) 535-5616	kelcolo@yahoo.com
Lorna Serber (co-chair)	(303) 548-9507	boulderlas@msn.com
Briggs Cunningham (Unit 5)	(303) 816-0199	richardbcunningham@mail.com
Sharon Evridge	(303) 816-0831	majesticmtnarabians@msn.com
Kathy Lower	(303) 815-0184	kathylower1951@gmail.com

FIRE SEASON WILL SOON BE UPON US—SAFETY FIRST!

Slash Collection: Park County and the State of Colorado have reached an agreement for the County to establish a permanent slash collection/disposal site on State land across Highway 285 from Platte Canyon Fire Station No. 2 on Dellwood Dr. Operation of the site will be overseen by Platte Canyon Fire District. The County hopes to have the site up and running (initially weekends only) by the end of May. More details later.

Jefferson County has published its slash collection dates, times, locations and conditions (see www.jeffco.us/slash). As with last year, Woodside residents who live in Park County may participate in Jefferson County's slash collection program by virtue of Woodside's inclusion in the Elk Creek Fire Protection District, which is a Jefferson County special district.

What is accepted?

Slash – limbs, branches and tree debris

Maximum length – 8 feet

Maximum diameter – 6 inches

Loose pine needles, tree bark and pine cones (no longer need to be bagged)

What is not accepted?

Household trash

Tree stumps

Construction material and lumber

Metal material of any kind

Rocks

Yard waste/grass clippings

Fees for slash drop-off

The cost to drop off a single load will be \$20. **Credit cards only.** Load parameters are based on six cubic yards (162 cubic feet) of material:

Truck bed full to truck cab height

Trailer up to 8' d x 5' w x 4' h

Loads exceeding these parameters will be charged additional fees accordingly. Fees help offset the cost for the processing equipment, staffing and keeping the program sustainable so it can continue into future years.

2016 Slash Collection Schedule Please select a link below for all the details

- [Slash Collection: May 21-22 @ Coal Creek Fire Station #2](#)
- [Slash Collection: May 28-29 @ Evergreen Fire Station #8](#)
- [Slash Collection: June 4-5 @ Conifer High School](#)
- [Slash Collection: June 11-12 @ Evergreen High School](#)
- [Slash Collection: June 18-19 @ Parmalee Elementary School](#)
- [Slash Collection: June 25-26 @ Blue Mountain Open Space](#)
- [Slash Collection: July 9-10 @ West Jeff Middle School](#)
- [Slash Collection: July 16-17 @ Marshdale Elementary](#)
- [Slash Collection: July 23-24 @ Evergreen High School](#)
- [Slash Collection: July 30-31 @ Parmalee Elementary](#)
- [Slash Collection: Aug. 6-7 @ Conifer High School](#)
- [Slash Collection: Aug. 13-14 @ Jeffco Evergreen R&B Shop](#)
- [Slash Collection: Aug. 20-21 @ North Fork Fire](#)
- [Slash Collection: Aug. 27-28 @ Foothills Fire Rainbow Station](#)
- [Slash Collection: Sept. 3-4 @ Evergreen Fire Station #8](#)
- [Slash Collection: Sept. 10-11 @ Settlers Road Property](#)
- [Slash Collection: Sept. 17-18 @ Wagon Wheel Open Space](#)
- [Slash Collection: Sept. 24-25 @ Blue Mountain Open Space](#)
- [Slash Collection: Oct. 1-2 @ Mount Vernon CC](#)
- [Slash Collection: Oct. 8-9 @ Shaffers Crossing R&B Shop](#)
- [Slash Collection: Oct. 15-16 @ Conifer Community Park](#)
- [Slash Collection: Oct. 22-23 @ Wagon Wheel Open Space](#)
- [Slash Collection: Oct. 29-30 @ Settlers Road Property](#)
- [Slash Collection: Nov. 5-6 @ Jeffco South R&B Shop](#)

Reflective Green Address Signs: The 6" by 18" green address signs with white reflective numbers are still available for just \$10. Contact HOA President Kathy Lower if you would like to buy one, (303) 815-0184 or kathylower1951@gmail.com.

Code Red® Program:

Park County Code RED® program: register your phone number(s) at the [Park County website](#) - type Code Red in the search box in the upper right corner of the home page to find details of how to sign up.

Jefferson County Code RED® program: register your phone number(s) at [Jefferson County website](#) (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, entitled *Creating Wildfire-Defensible Zones*.

EQUESTRIAN CENTER

With the arrival of spring we are turning our attention to the Equestrian Center. Stalls open for rental on May 1, and the Arena and Round Pen are open now. 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 our website, www.woodside2-3-4hoa.org.

CONTROL OF NOXIOUS WEEDS IN WOODSIDE PARK

With warmer weather just around the corner, it's important to turn our attention to control of noxious weeds on our properties. Park County has adopted a **Noxious Weed Management Plan** pursuant to the Colorado Noxious Weed Act.

The Plan identifies the following 14 weed species specifically targeted for control in Park County. All are "List B" species and **pictures and descriptions** can be found at the Colorado Department of Agriculture website [here](#).

1. Leafy Spurge [Euphorbia esula]
2. Russian Knapweed [Acroptilon repens]
3. Diffuse Knapweed [Centaurea diffusa]
4. Canada Thistle [Cirsium nutans]
5. Musk Thistle [Carduus nutans]
6. Hoary Cress "whitetop" [cardaria draba]
7. Spotted Knapweed [Centaurea maculosa]
8. Yellow Toadflax [Linaria vulgaris]
9. Dalmatian Toadflax [Linaria genistifolia]
10. Perennial pepperweed (Lepidium latifolium)
11. Black Henbane [Hyoscyamus niger L.]
12. Scentless Chamomile [Anthemis arvensis L.]
13. Oxeye Daisy [Chrysanthemum leucanthemum]
14. Hoary Alyssum [Berteroa incana]

In addition, Russian thistle is becoming a problem in Park County. Where feasible, it will be treated. If infestations of weeds not included on the list become a problem, the required public hearings will be held, and weeds will be added to the Park County list as needed.

Jefferson County has not adopted a specific noxious weed management plan but encourages all county residents to be aware of the problem. More information can be obtained from the Jefferson County website [here](#).

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 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.

See also Frequently Asked Questions [here](#), which include:

What is a Noxious Weed?

Why should residents and visitors to Colorado care about Noxious Weeds?

What are the designated Noxious Weeds in Colorado?

Whom should I contact if I see a Noxious Weed or unknown weed on my property?

How can I obtain a copy of Noxious Weeds of Colorado?

How can Noxious Weeds be controlled?

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. **Please be aware that the CCR are mandatory, not voluntary.**

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

WPHOA UNITS 2, 3 & 4 MEMBER SERVICES DIRECTORY

NAME	BUSINESS / SERVICE	PHONE / EMAIL
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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	Wellness Advocate	Cell: 832-722-0494 QueenEssentialOils@gmail.com
Tom Locke	Tom's Touch: Services include writing, editing, help with memoirs, and producing photo books and slideshows	Cell: 720-261-7484 bigmittens1@yahoo.com www.tomstouchmemories.com

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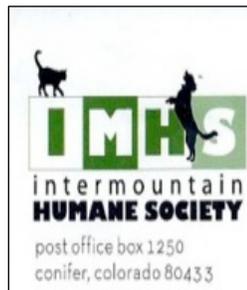


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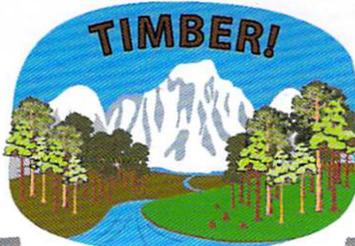
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For further information, visit our website at:
www.freeandlombardi.net

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