

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

Volume 5, No. 1

www.woodside2-3-4hoa.org

Spring 2018

BYLAWS CHANGES APPROVED AT THE GENERAL MEMBERSHIP MEETING ON APRIL 14

Three of the four bylaws amendments proposed at the October 2017 General Membership meeting were approved by the membership at the General Membership Meeting on April 14. The first, regarding extending membership eligibility to residents of Unit 1 on a voluntary basis, passed with three dissenting votes. The second and third, regarding conforming board meeting process to current practice and best practices and correcting various spelling and grammatical errors throughout the Bylaws, passed unanimously.

The Board withdrew the fourth proposed amendment, on Standing Committees, from voting in favor of a newly drafted amendment that more clearly describes the relative duties and responsibilities of the Board and the Equestrian Center Standing Committee. The new proposed amendment was presented to the membership for discussion with the support of the members of the current Equestrian Center Standing Committee. A vote on this proposed amendment will be taken at the October 2018 General Membership Meeting.

Revised Bylaws with the three approved amendments are available on the HOA's [website](#) under Documents/HOA Governing Documents. The new proposed amendment also is posted on the website. Questions? Contact Kathy Lower at (303) 815-0184 or kathylower1951@gmail.com.

Do you have friends or acquaintances in Unit 1? Could you reach out to them and let them know the benefits of being a member of our HOA and invite them to join? Thanks!

Note regarding links to websites and email addresses embedded in this Newsletter: for those receiving the Newsletter by email, the links are active – click on the link and you will be connected to the website or to a blank email (it may be a little slow to appear after you have clicked, but it will appear).

EVENT CALENDAR FOR 2018

Mark your calendar and plan to participate in the following WPHOA events this year:

- May 12: Road Cleanup Day 9 a.m. (weather permitting), lunch afterwards courtesy of HOA
- June 2: Fishing Derby (9 a.m. to noon), Whalers Pond
- August 4: Summer General Meeting/Annual Picnic (noon – 2 p.m., Pine Valley Small Shelter)
- June – November: Slash Chipping Days to be scheduled
- September 8: Second Road Cleanup/Mullein Pulling Day 9 a.m., lunch afterwards courtesy of HOA
- October 14: Fall General Membership Meeting/Election of Officers and Directors for 2019

The Fishing Derby is open to residents of Woodside (especially the kids and grandkids). It's a free fishing day and no license is required. Poles, tackle and bait will be provided to those needing them. Prizes will be awarded to participating kids. Hot dogs, chips, and soft drinks will be served courtesy of the HOA.

2018 MEMBERSHIP DUES

In January you should have received a yellow post card in the mail letting you know that it's time to renew your membership—or join for the first time—give us a try! It's only \$30 a year(!) (plus a one-time fee of \$10 if you are joining for the first time). 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 emailing her at boulderlas@msn.com or calling at (303) 548-9507. A dues card is attached to this Newsletter, too.

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 2018. Rest assured that the information will be used only for HOA business.

Your HOA Board 2018

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	kvantuyl1@gmail.com

FIREWISE® NEWS

Our Firewise® status has been renewed for 2018. Thanks to everyone who reported hours and dollars spent on mitigation efforts in 2017 – that information is critical to our renewed status each year. A form to record mitigation activities for 2018 is attached at the end of this Newsletter.

This is our fifth year as a Firewise® Community. Each year, as required by the national Firewise® organization, we will be holding a Firewise® “event.” Our event this year will actually be multiple events: free chipping days to be scheduled at various times from June through November under the auspices of Elk Creek Fire Protection District. Here are the [guidelines](#) from Elk Creek Fire:

You can protect your home from wildfire with help from the Elk Creek Fire Protection District Community Chipping Program. Elk Creek Fire is helping residents and property owners create defensible space by providing free chipping of branches, logs and small trees. If you clear woody vegetation from around your home and stack it in a slash pile, we'll chip it at no cost. The wood chips will remain on the property, we will not remove them.

Accepted materials include trees, logs and branches up to 12 inches in diameter, free of nails and wire.

The following restrictions apply:

- No construction or building materials, treated lumber, fence posts or signs.
- No shrubs, root wads, stumps, dirt or rocks. These items clog and damage chipping equipment.
- No grass clippings, trash, weeds, bags of leaves or raked needles.

Pile Guidelines

- Piles must be stacked by 8 a.m. on the scheduled chipping day. Chipping will take place Thursday through Sunday. Improperly stacked piles, and any piles stacked after 8 a.m. may not be identified or collected.
- Stack piles neatly (no bags), with the large ends of branches facing the road.
- Place piles within 5 feet of the roadway, but not touching the road or in drainage ditches.
- Maximum pile size is 5 'x 5' x 5'. There is no limit on the number of piles you may put out.
- After crews have removed your pile, clear away any remaining branches, needles and debris.
- Do not combine piles with neighbors' piles or place piles in other neighborhoods.
- No piles that have been created by any machinery.

FIRE ADAPTED BAILEY NEWS

Fire Adapted Bailey (formerly the North Park County Fire Safe Council) is a 501c3 non-profit with a working group comprised of:

- FIVE Active Bailey Area Firewise Communities (Woodside, Deer Creek Valley Ranchos, KZ Ranch, Burland Ranchettes and Elk Creek Highlands and Meadows)
- Platte Canyon Fire Protection District
- PCFPD Wildland Fire Module
- Elk Creek Fire Protection District
- ECFPD Initial Attack Squad
- Coalition for the Upper South Platte – CUSP
- Park County Department of Emergency Management

The Bailey Area is defined as the area of north Park County from Woodside at the north end to Kenosha Pass at the south end.

Fire Adapted Bailey by the numbers:

- 311.6 square miles, 21.1% Private 78.9% Public
- 42,000 acres of private land
- 9,526 residents
- >5,500 housing units
- 68 sub-divisions
- 32 sub-divisions at high risk of a **Crown Fire**



“A Fire Adapted Community is a cohesive community of informed and prepared citizens planning and taking action to safely coexist with wildfire.”

Fire Adapted Bailey is currently assessing the Bailey Area's:

- Wildfire Hazard and Response Capability
- Community Values at Risk
- Residential and Commercial Properties at Risk
- Current State of our Mitigation Plans, Activities and Resources
- Current State of our Wildfire Mitigation and Risk Reduction Programs
- Resources and Sources of Mitigation Funding
- Public Engagement Efforts & Partnerships

Do You Know?

- According to the Park County Community Wildfire Protection Plan, “the **Bailey area is the largest area of high risk**, in that it contains the largest population and amount of development...and is located within and adjacent to heavily forested lands with a high fire occurrence history, including several large fires. It has high values at risk, generally high fuels risk, and high ignition risk.”
- Most homes lost in wildfires are not lost due to the flame front, but due to burning brands and embers that can blow in from up to two miles away. That's why we can see burning homes next to green trees. One of the most important things you can do as a homeowner is “ember harden” your home. One helpful website is **ReadyForWildfire/HardeningYourHome**. Check it out.

More information is available at Fire Adapted Bailey's website (**www.fireadaptedbailey.org**). Check back often as new material is added on a regular basis.

REFLECTIVE GREEN ADDRESS SIGNS ARE AVAILABLE FOR JUST \$10

The 6” by 18” green address signs with white reflective numbers are available for just \$10. The signs are recommended by Elk Creek and Platte Canyon Fire Protection Districts to help identify your location quickly in any kind of emergency, whether fire, medical, or otherwise (especially at night in a blizzard). Contact Kathy Lower if you would like to buy one, (303) 815-0184 or **kathylower1951@gmail.com**.

FIRE SEASON IS HERE TO STAY (SAD TO SAY)—SAFETY FIRST!

Code Red® Program:

Park County Code RED® program: register your phone number(s) at the Park County website (**www.parkco.us**). 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*.

Slash Collection:

Jefferson County has published its slash collection dates, times, locations, cost and conditions (see **http://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.

The Coalition for the Upper South Platte (CUSP) operates the Bailey slash site located at 95 County Rd 72, Bailey. The site will open for business starting Friday, May 8 and will run Fridays, Saturdays and Sundays from 9 a.m. to 3 p.m. through October. Cost is \$15/load for Park County residents, \$20/load for non-residents. More information at www.baileyslashsite.com.

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 (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
Doug Windemuller (Units 5&6)	(303) 838-6337	thedouglascompany@juno.com

EQUESTRIAN CENTER

Just a reminder (and another benefit of membership)—**only dues-paying members of the HOA are permitted to use the Equestrian Center.** Three stalls are available for lease to members – if interested please contact any member of the Board. The Arena and Round Pen are also available for daily use.

LET’S CONTROL NOXIOUS WEEDS IN WOODSIDE PARK

Now that spring is showing itself in our neighborhood, it’s important to turn our attention to control of noxious weeds on our properties. Park County has a **Noxious Weed Management Plan** pursuant to the Colorado Noxious Weed Act.

The Plan identifies 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](#).

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” at the link [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 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 (a list of members is included above) 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 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.

Your Architectural Control Committee Members

Bob Banks	303-838-0827
Bill Plume	303-838-4652
David Smith	(303) 888-6953
Justin Stewart	303-841-8621
Ken Van Tuyl	(816) 589-5419

WPHOA UNITS 2, 3 & 4 MEMBER SERVICES DIRECTORY

NAME	BUSINESS / SERVICE	PHONE / EMAIL
Cathy Banks	Scentsy Consultant	Cell: 303-594-0959 Home: 303-838-0827 cbbanks26@aol.com cathyscentedcorner.scentsy.us
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

THESE BUSINESSES SUPPORT OUR ASSOCIATION—CHECK THEM OUT!



Tom's Touch
 Writing, editing, photo books, slideshows
 www.tomstouchmemories.com

Tom Locke
 Owner

720-261-7484 (cell)
 bigmittens1@yahoo.com

3645 Nova Road
 Pine, CO 80470

"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



Scentsy
 INDEPENDENT CONSULTANT

Cathy Banks
 Independent Consultant
 (303) 594-0959
 cbbanks26@aol.com

Order Online!
 cathysscentedcorner.scentsy.us

dōTERRA[®]
 Independent Product Consultant

Melissa Fisher Faler
 Wellness Advocate
 #989866

(832) 722-0494

QueenEssentialOils@gmail.com
 www.mydōTERRA.com/QueenEssentialOils

 www.facebook.com/QueenEssentialOils

SVC TECHNOLOGIES
 We put the tec in technology.

We can fix your computer and/or retrieve your data now!

- Computer Repair - Laptop/desktop
- Virus removal
- Tablet repair - Virus removal and screens
- Data Recovery on all memory devices
- Security systems

13700 U.S. Hwy 285 #108, Pine CO, 80470 | 303-330-0252 | www.svctec.com

IMHS
 intermountain
HUMANE SOCIETY

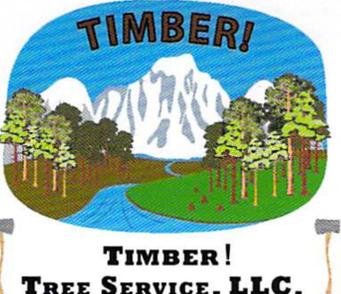
Second Chance Thrift Store

303-816-2471
 67318 US Hwy 285 (2nd floor), Pine CO 80470

www.imhs.org

IMHS
 intermountain
HUMANE SOCIETY

post office box 1250
 conifer, colorado 80433



TIMBER!
TREE SERVICE, LLC.

Brent Eubank
 Owner

303.241.5317
 TimberTreeServiceColorado.com
 timbertreeservice@icloud.com

Licensed & Insured

Protect your home... and our forest!
 Your satisfaction is our business.

TIMBER!



Tree Service, LLC
 Call or email to schedule a free estimate.
 We love referrals!

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

Serving the Foothills and Denver Metro Areas
 Welcome to your source for professional real estate services.
 Be sure to contact me with any of your Real Estate needs.

RE/MAX Professionals
 COLORADO'S MOST PRESTIGIOUS REAL ESTATE COMPANY

10135 W San Juan Way #100
 Littleton, CO 80127
 303-888-7458
 kjmartin@remax.net
 www.HomeToColorado.com

Bringing you Home To Colorado!




ARMOR SECURITY SYSTEMS, Inc
 Burglar, Fire, Access Control, CCTV
 Sales, Service & Installation

(O) 720-870-1300
 (C) 303-718-1978

Louan Watson Tamburlin
 Security Consultant

louan.armor@gmail.com
 www.armor5280.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 1, 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 Secretary, Lorna Serber, at (303) 548-9507 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 1, 2, 3 & 4. Mail to PO Box 176, Pine CO 80470.

FIREWISE ACTIVITIES MATCHING FUNDS RECORDING SHEET

Can be used for matching funds and other Firewise Communities/USA purposes

What qualifies for matching funds or Firewise grants? 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 outbuildings are:

- 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 six-ten feet from the ground around structures
- Replacing a shake-shingle roof with a non-flammable alternative

The following volunteer activities will also qualify for Firewise matching funds. Volunteer time is recorded at the rate posted at www.independentsector.org. (*Note: this rate changes each year*)

- Firewise Board meetings
- Firewise community events
- Family preparation for wildfire

To record your time, fill in the following:

Activity	Date Performed	Amount of Time

To record your costs, fill in the following:

Activity	Date Performed	Attach Invoices

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

Print Name	Date
Signature	Phone/E-mail
Resident Address	Woodside Unit# Lot#

Return this form to your Firewise Committee Contact:
 Kelly—Woodside HOA Firewise Committee
 Address: PO Box 176, Pine CO 80470

E-Mail: WoodsideFirewise@gmail.com