

WOODSIDE PARK HOA UNITS 2, 3 & 4 NEWSLETTER

Volume 2, No. 2

www.woodside2-3-4hoa.org

Summer 2015

REMINDER ABOUT SUMMER GENERAL MEMBERSHIP MEETING AND ANNUAL PICNIC

Saturday, August 8, 2015

11 a.m. to 3 p.m.

Pine Valley Ranch Park (Jeffco Open Space), Small Shelter

Directions to Pine Valley Ranch Park

1. At the Pine Junction stoplight, take CR 126 toward Pine Grove
2. Turn right at Crystal Lake Rd and go one mile to the Park
3. Proceed to the lower parking lot
4. Come join us in the SMALL covered shelter

We will provide the main course (chicken tenders from King Soopers), soft drinks (soda and water) and plates, cups, utensils and napkins—you'll provide the rest. To help us plan the picnic, please let us know that you plan to attend (and how many people will be accompanying you) and whether you plan to bring a side dish or a dessert. You can let us know in two ways:

Email the HOA President, Kathy Lower: kathylower1951@gmail.com; or
Call Kathy: (303) 815-0184

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HIGHLIGHTS OF 2015 HOA EVENTS

Roadside Cleanup on May 9, 2015: We had a great turnout for our annual Woodside road clean-up on May 9. Ten volunteers braved stormy weather and spent nearly two hours removing roadside trash throughout Woodside, followed by lunch at Crossroads courtesy of the HOA. We owe a hearty thanks to Phil Scudder for organizing and leading our band of volunteers again this year.

Fishing Derby on June 6, 2015: Dave and Jackie Brutout organized and led another great Fishing Derby at the Jeffco Open Space Whailer's Pond on Woodside Drive. As in the past, the Colorado Division of Parks and Wildlife stocked the pond with rainbow trout. The day started with clear blue skies and mild temperatures greeting the 50 kids and accompanying adults who showed up to participate. Our District Wildlife Officer, Scott Murdoch, provided rods, reels and bait to all that needed them, and he also assisted anyone in need. The fish started biting early and most participants caught several trout. By late morning the grill was fired up and everyone was rewarded with a lunch of hot dogs, chips and drinks prepared by Jackie Brutout, HOA Treasurer and Kelly Flynn, HOA Vice President. All of the kids were awarded prizes for participation in the event. Great event! Thanks to everyone!



And as always when we meet in the fall, we will hold our **annual election of Board officers and directors** for the following year. Our Bylaws allow for seven Directors, four who hold Officer posts (President, Vice President, Treasurer and Secretary) and three who serve at large. Current Directors may run again, but we often have openings and we encourage your participation. It's been a fruitful year this year with an engaged, dedicated Board that is focused on making Woodside the best, and safest, it can be. Come join us and be part of the solution.

GARAGE SALE AUGUST 21 AND 22

Our biennial Garage Sale will take place this year on August 21 and 22. If you would like to participate, please contact our garage sale organizers, Bob and Cathy Banks, to let them know. Phone: (303) 838-0827; email: cbbanks26@aol.com. As in past years, Units 1, 5 and 6 will be invited to participate. The more the merrier!

OUR WEBSITE IS UP AND RUNNING AND CHOCK-FULL OF INFORMATION

Our website (www.woodside2-3-4hoa.org) is up and running. Our goal is to provide viewers with helpful and current information about our HOA and our Architectural Control Committee; important community news; Firewise information and updates; and links to community services, including a section where community members may posts ads for services and a classified ads section where Woodside residents can post free ads to sell or wanted to buy. We'd love to hear your thoughts on how we can improve the website. Send comments to our Webmaster/President, Kathy Lower, at kathylower1951@gmail.com.

FIREWISE UPDATE



Woodside Park (Units 2-6) has been **officially recognized** as a Firewise Community for 2015 – our second year! Kudos to Firewise Committee Chair Kelly Flynn and the rest of the group. Thanks for all the hard work and planning that contributed to this continued recognition—(1) creation of our second Action Plan; (2) ongoing recording of time spent on mitigation work being performed throughout the community thanks to the helpful form created by Kelly Flynn (and **attached at the end of this Newsletter**); and (3) our second annual Firewise Event on May 2 to correspond with National Wildfire Preparedness Day. The event was a great success. Four homeowners (three from Units 2 through 4, and one from Unit 5) submitted their names to the lottery for assistance in removing juniper bushes from their property; an additional eight homeowners participated by removing juniper from their own properties and leaving the slash for chipping and removal. Seven hardy individuals -- including some members of the Woodside Park Firewise Committee, a few homeowners whose names had been submitted, and others – volunteered their time and equipment (loppers, axes, and trucks for hauling) to assist in removing the tenacious -- and highly flammable – shrub. The Woodside Park Homeowners Associations for Units 2, 3, and 4, and Units 5 and 6, contributed funds for JWard to chip and remove the slash. Luckily, the weather cooperated and the volunteers were able to spend approximately one hour at each property before the thunder and lightning started. It was hard work, but the energetic group was focused on the task at hand and the morning flew by. And although numerous dumpstersful of juniper slash were removed and chipped, there is a lot more work to be done. Nonetheless, the event demonstrates what can be accomplished when a group of concerned homeowners gets together to assist in mitigating fire hazards in their community. Thank you to all participants! If you have an idea for next year’s annual Firewise event, please contact any member of the Firewise committee.

Helpful Materials—Colorado State University Cooperative Extension Publication number FIRE 2012-1, available on our website.

Your Firewise Committee Members

Kelly Flynn (chair)	(513) 535-5616	kelcolo@yahoo.com
Jackie Brutout	(303) 838-2246	mtnbrutout@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
Lorna Serber	(303) 838-2895	boulderlas@msn.com

TAX DEDUCTION FOR MITIGATION COSTS EXTENDED THROUGH TAX YEAR 2024

Here’s a way to benefit financially from mitigation efforts on your property in addition to making your home more defensible. 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 14-1009) was introduced in the last session of 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. As the bill is currently written it would change the percentage of costs from 50% to 25%. The Legislature adjourned without final action on the bill. We will have to see if it is reintroduced in the next session.

SLASH COLLECTION DATES AND LOCATIONS

Jefferson County: Jefferson County has contracted with a private contractor, Rolling R Ranch Company, who will operate multiple localized slash collection and disposal sites throughout Jefferson County. The dates, locations, restrictions and fees have been posted on the Jeffco website at <http://jeffco.us/slash>. Here are the dates for sites near us (other dates for locations in Morrison, Evergreen, Golden, Arvada, Indian Hills are listed on the website):

- June 13-14 at Conifer high school
- July 11-12 at West Jefferson Middle School
- August 1-2 at Conifer High School
- August 22-23 at North Fork Fire Station #1, 19384 CR 126, Buffalo Creek (new)
- August 29-30 at Beaver Ranch, 11369 South Foxton Road
- October 3-4 at Shaffers Crossing Road and Bridge Shop, 13008 Parker Avenue

Questions? Contact Mark Danner, Jefferson County, 303-271-5008, or Bret Roller, Rolling R Ranch Company, 303-589-4698. You will note that the Jeffco website specifies that the sites will be open only to residents of Jefferson County. **The HOA Board has confirmed with Jeffco that all residents of Woodside, whether in Jefferson County or Park County, are allowed to utilize these slash collection sites since all of Woodside falls within Jefferson County's Elk Creek Fire Protection District.**

Fairplay: The slash collection site located at the Fairplay transfer station is now open on Saturdays from 9 a.m. To 4 p.m. The fee is \$7 per load of clean slash (a load is one pick-up bed full). Please check out the exact location and slash requirements/limitations at the Fairplay Slash Website (<http://fairplayslash.com>) before delivering a load for disposal.

Platte Canyon Fire Protection District: PCFPD has indicated that it will offer slash collection in September 2015, as follows:

September 12, 13, 17, 18, 19, 20

9 a.m. - 4 p.m.

Top of Crow Hill (follow signs)

Additional info. 303-838-5853

NO stumps, NO construction materials, NO tree branches bigger than 8-inches in diameter. Pine needles acceptable – bagged needles need to be emptied and bags taken with you.

CARS - \$5.00 SMALL PICK UP TRUCKS - \$10.00

SMALL PICK-UP TRUCKS WITH TRAILER - \$15.00

LARGE PICK-UP TRUCKS - \$20.00

LARGE PICK-UP TRUCKS WITH TRAILER - \$25.00

FIRE SEASON IS HERE—SAFETY FIRST!

Elk Creek Fire Protection District and our neighbor Platte Canyon Fire Protection District both are members 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 <http://www.wildlandfirersg.org>. The website also has an 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—THE CODE RED® PROGRAM

Park County Code RED® program: register your phone number(s) at <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 <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).

COUNTY NEWS ON MARIJUANA-RELATED MATTERS

The Park County Sheriff and the Park County Commissioners have been responsive in recent weeks to community concerns regarding illegal marijuana grow operations located in area residential subdivisions. The Sheriff has set up a marijuana-concerns **hot line (719-836-4117)**, has hired two new Detectives who are assigned solely to marijuana-related cases; and has made eight arrests relating to illegal marijuana activities in the last several weeks. Several recent Board of County Commissioners meetings have included marijuana issues on the agenda, including amendment of Resolution 12-02 (regulating the growing of medical marijuana in residential structures) to tighten controls on such operations to squeeze out illegal grow operations, and adoption of a resolution approving a moratorium on new marijuana-related businesses for a period of months to allow the county to study concerns relating to the proliferation of such businesses. As soon as records are available from the County on these recent actions they will be posted on the website. We also will keep you apprised of other developments through the website.

GREEN REFLECTIVE ADDRESS SIGNS—HELP EMERGENCY PERSONNEL FIND YOU FAST IN THE EVENT OF A MEDICAL OR OTHER EMERGENCY



If you've driven around Woodside lately you might have noticed that more and more properties are sporting green reflective address signs with white reflective numbers on posts at driveway entrances. The signs have been installed in compliance with Park County's Land Use Regulation (LUR) Section 7-1207. That section provides:

Section 7-1207 Address Number Signage

All residences and businesses shall display address numbers or characters, which identify the property address and are plainly visible and legible from the street or road fronting the property.

Outside of Rural Center Boundary areas¹ address numbers shall be displayed clearly from the roads at all times and follow these criteria:

- A. The street address numbers shall be a minimum of (3) three inches in height in reflective white on a green background.
- B. Numbers shall be attached to a 4x4 inch treated wood or redwood post. [Note: according to the Park County Building Department, a 6-foot or 8-foot metal post is also acceptable]
- C. The post shall be installed in a permanent fashion, minimum of (48) forty-eight inches above the ground.
- D. The post shall be placed at the driveway no further than 5 feet from the property line.
- E. Addresses shall be posted prior to construction of a new building or as soon as the address is issued by the Mapping/GIS

¹ Woodside Park is outside of the Pine Junction Rural Center Boundary so this section of the LUR applies to us.

Department. Failure to display the address of new buildings pursuant to this Section will be grounds for withholding issuance of a Certificate of Occupancy by the Park County Building Department. In addition, the Building and Environmental Health Departments may refuse to make inspections if the address of the property is not displayed pursuant to this Policy.

- F. It shall be the responsibility of the owner of a Lot to maintain address signage pursuant to this Policy.

Installation of these signs is also 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 last year 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 response of Elk Creek Fire Protection District and Platte Canyon Fire Protection District to the installed signs has been very positive. 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.

The signs are available for sale at the Park County Building Department in Fairplay for \$10 each, or here in Woodside from the HOA President, Kathy Lower, also for \$10 each. If you are interested in seeing an installed sign, check out 1194 Nova Rd or 1157 Nova Rd or 306 Spring Dr or 136 Nova Ln (all homes of HOA Board members).

THE EQUESTRIAN CENTER IS OPEN

The Equestrian Center is open. Just a reminder (and another benefit of membership in WPHOA Units 2, 3 & 4)—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, www.woodside2-3-4hoa.org. The Stall Facility is open from May 1 through October 30 each year and stalls are available for rent. The Arena and Round Pen are open year round (weather permitting) and may be reserved for private events. Please contact Sharon Evridge at (303) 816-0831 or majesticmtnarabians@msn.com for details.

ADVERTISING YOUR BUSINESS IN THE NEWSLETTER AND ON OUR WEBSITE

One benefit of membership in WPHOA is the opportunity to advertise your business or service in our three-times-a-year Newsletters and on our website—for free! Non-HOA member Woodside Park

residents pay \$12 per issue, or \$36 per year (which includes both the Newsletter and the website)—so you save money if you join WPHOA! Non-Woodside residents also may advertise in the Newsletter and/or on the website for \$12 per issue, or \$36 per year. Advertisements are located at the end of the Newsletter and under the Services tab on the website.

Advertising is 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 input each year we can't assume that you still want to advertise or that the information you provided in the past remains accurate. Contact Kathy Lower at kathylower1951@gmail.com.

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

CONTROL OF NOXIOUS WEEDS IN WOODSIDE PARK

Park County has adopted a Noxious Weed Management Plan pursuant to the Colorado Noxious Weed Act. The county has appointed a Weed Control Board to oversee the Management Plan. 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, http://www.colorado.gov/cs/Satellite/ag_Conservation/CBON/1251618874438#listb .

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 at <http://jeffco.us/parks>. 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.

NEWSLETTER TOPICS

Is there a topic that you would like to see discussed in a Newsletter but haven’t seen it? Let us know! Contact our President, Kathy Lower at kathylower1951@gmail.com or (303) 815-0184.

YOUR HOA BOARD OF DIRECTORS (2015)

Kathy Lower, President	(303) 815-0184	kathylower1951@gmail.com
Kelly Flynn, Vice President	(513) 535-5616	kelcolo@yahoo.com
Jackie Brutout, Treasurer	(303) 838-2246	mtnbrutout@msn.com
Lorna Serber, Secretary	(303) 838-2895	boulderlas@msn.com
Ed Samberg, Director at Large	(303) 816-6676	ed@sambergs.org
Linda Perry, Director at Large	(303) 420-1457	lindacarroll92@yahoo.com
Melissa Fisher Faler, Director at Large	(303) 816-9023	jewelrymelissa@gmail.com

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For further information, visit our website at:
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"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

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WPHOA UNITS 2, 3 & 4 2015 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

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 Board Contact:

Kelly—Woodside HOA Firewise Committee

Address: PO Box 176, Pine CO 80470

E-Mail: WoodsideFirewise@gmail.com

WOODSIDE PARK UNITS 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 Secretary, 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.