

# WOODSIDE PARK HOA UNITS 2, 3 & 4 NEWSLETTER

Volume 3, No. 2

www.woodside2-3-4hoa.org

Summer 2016

## REMINDER ABOUT SUMMER GENERAL MEMBERSHIP MEETING AND ANNUAL PICNIC

Saturday, August 20, 2016

Noon to 2 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](mailto:kathylower1951@gmail.com); or  
Call Kathy: (303) 815-0184

Haven't joined or renewed your HOA membership? A **dues card** is attached at the end of this Newsletter.

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## HIGHLIGHTS OF 2016 HOA EVENTS

**Roadside Cleanup on May 14, 2016:** We had a great turnout for our annual Woodside road clean-up on May 14. For a change we had a glorious day for our volunteers, who spent nearly two hours removing roadside trash throughout Woodside, followed by lunch at Crossroads courtesy of the HOA. Thanks to Phil Scudder for organizing and leading our band of volunteers again this year.

**Fishing Derby on June 4, 2016:** Bob Banks organized and led another great Fishing Derby at 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 gave us clear blue skies and mild temperatures for the 50 or so kids and accompanying adults who showed up to participate. Our District Wildlife Officer provided rods, reels and bait to all that wanted 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 Kathy Lower, HOA President, and Jackie Brutout, our former HOA Treasurer. All of the kids were awarded prizes for participating. Great event! Thanks to everyone! Special thanks to photographer extraordinaire, George Seaton, who chronicled the event in a wonderful pictorial presentation. Check it out [here](#).



**Election of Officers and Directors:** 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.

## OUR WEBSITE IS CHOCK-FULL OF INFORMATION

Our website ([www.woodside2-3-4hoa.org](http://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 post 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 Kathy Lower at [kathylower1951@gmail.com](mailto:kathylower1951@gmail.com).

## FIREWISE COMMUNITY RECOGNITION



Woodside Park (Units 2-6) has again been **officially recognized** as a Firewise Community for 2016 – our third year! Kudos to Firewise Committee Co-Chairs Kelly Flynn and Lorna Serber, and the rest of the group. Thanks for all the hard work and planning that contributed to this continued recognition—(1) creation of our third 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 (**attached at the end of this Newsletter**); (3) our third annual Firewise Event on May 7 to correspond with National Wildfire Preparedness Day (an educational event held at Platte Canyon High School); and (4) our recent very successful juniper chipping event (more on that below). If you have an idea for next year's annual Firewise event, please contact any member of the Firewise Committee.

## JUNIPER CHIPPING EVENT

Our juniper eradication day held last year was such a success that we decided to hold one again this year. As you may know, junipers grow wild throughout Woodside, and our fire officials have nothing good to say about them, referring to them as “little green gas cans.” 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 of these elements create a tinderbox for a fire. Please click [here](#) to see what juniper looks like.

This year we offered to chip, at no charge, all juniper pulled and stacked at roadside edge by any resident of Woodside Units 2 through 6 who wanted to participate. Twenty-five households signed up, and many of the piles were impressively large.



The Platte Canyon Fire District Mitigation Crew came through Woodside on Monday, August 8 and chipped all the piles in no time.

Thank you to all participants! And thanks to the Platte Canyon crew for their professional, organized and efficient work in reducing our piles to rubble. Next year let's aim for 50 participating households!

### **TAX DEDUCTION FOR MITIGATION COSTS EXTENDED THROUGH TAX YEAR 2024**

You can 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.

A summary of the statute prepared by the Colorado Department of Revenue is on our [website](#).

## SLASH COLLECTION DATES AND LOCATIONS

**Slash Collection:** Park County has established a permanent slash collection/disposal site on State land across Highway 285 from Platte Canyon Fire Station No. 2 on Dellwood Dr. in Bailey. Operation of the site will be overseen by Platte Canyon Fire District. The site is up and running.

Jefferson County has published its slash collection dates and locations (see [www.jeffco.us/slash](http://www.jeffco.us/slash)). Woodside residents who live in Park County may participate in this slash collection program by virtue of Woodside's inclusion in Elk Creek Fire Protection District, 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

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

## **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.

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 check out this [website](#). 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!

In addition, the national Firewise organization has published a couple of helpful guides, the **Homeowner Checklist** identifying simple action steps now and throughout the year to prepare and help reduce the risk of your home and property becoming fuel for a wildfire, and **Red Flag Day** suggestions to get you ready in the event an evacuation order is issued. See them [here](#).

### **EMERGENCY NOTIFICATIONS—THE CODE RED® PROGRAM**

Park County Code RED® program: register your phone number(s) [here](#) to receive emergency notifications.

Jefferson County Code RED® program: register your phone number(s) [here](#) (click on the Featured Services drop down menu on the right side of the home page and select CodeRED Emergency Notifications).

### **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 areas<sup>1</sup> 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 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 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

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

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 in Woodside from our President, Kathy Lower, also for \$10. If you are interested in seeing an installed sign, check out 1194 Nova Rd or 306 Spring Dr or 136 Nova Ln (all homes of HOA Board members).

### Your Firewise Committee Members

Kelly Flynn (co-chair)	(513) 535-5616	<a href="mailto:kelcolo@yahoo.com">kelcolo@yahoo.com</a>
Lorna Serber (co-chair)	(303) 838-2895	<a href="mailto:boulderlas@msn.com">boulderlas@msn.com</a>
Briggs Cunningham (Units 5 & 6)	(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>
Mike Schaefer (Units 5 & 6)	(303) 838-6068	<a href="mailto:schaefermc@central.com">schaefermc@central.com</a>

### THE EQUESTRIAN CENTER IS OPEN

The Equestrian Center is open. **Check out the improvements to the arena and round pen!** 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](#). 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 Jill McEwan at (720) 621-8996 or [mcewanjill@yahoo.com](mailto:mcewanjill@yahoo.com) for details.

### PENDING PARK COUNTY MEDICAL MARIJUANA REGULATIONS

The second and final reading of an Ordinance Regulating the Licensing and Operations of Medical Marijuana Establishments will take place at the regular meeting of the Park County Board of County Commissioners on Thursday, August 25, 2016 at 9:30 a.m. at 501 Main St., Fairplay CO. A copy of the ordinance can be found on our [website](#).

### 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](mailto: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.

It is very important for our Unit 2, 3 & 4 residents to contact the Committee if they are planning to do anything on their property. The biggest concern is to ensure compliance not only with our Covenants but also with either Park or Jefferson County Land Use Regulations as applicable. With the number of recent Land Use Regulation (LUR) changes in both 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**

Bob Banks	(303) 838-0827
Lee Barnes	(303) 586-7213
Ken Evridge	(303) 816-0831
Justin Stewart	(303) 841-8621
Bill Plume	(303) 838-4652

## **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 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 on the Colorado Department of Agriculture [website](#).

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](#). 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.

### Your HOA Board of Directors (2016)

Kathy Lower, President	(303) 815-0184	<a href="mailto:kathylower1951@gmail.com">kathylower1951@gmail.com</a>
Kelly Flynn, Vice President	(513) 535-5616	<a href="mailto:kelcolo@yahoo.com">kelcolo@yahoo.com</a>
David Rowe, Treasurer	(303) 885-7194	<a href="mailto:derowe22s@gmail.com">derowe22s@gmail.com</a>
Lorna Serber, Secretary	(303) 838-2895	<a href="mailto:boulderlas@msn.com">boulderlas@msn.com</a>
Ed Samberg, Director at Large	(303) 816-6676	<a href="mailto:ed@sambergs.org">ed@sambergs.org</a>
Melissa Fisher Faler, Director at Large	(303) 816-9023	<a href="mailto:jewelrymelissa@gmail.com">jewelrymelissa@gmail.com</a>
Ken Van Tuyl, Director at Large	(816) 589-5419	<a href="mailto:kvantuyl1@gmail.com">kquantuyl1@gmail.com</a>

**WPHOA UNITS 2, 3 & 4 MEMBER SERVICES DIRECTORY**

<b>NAME</b>	<b>BUSINESS / SERVICE</b>	<b>PHONE / EMAIL</b>
Cathy Banks	Scentsy Consultant	Cell: 303-594-0959 Home: 303-838-0827 cbbanks26@aol.com cathyscentedcorner.scentsy.us
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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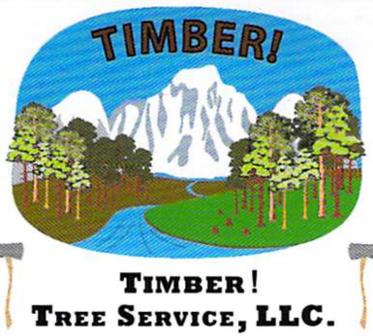
**Tom Locke**  
Owner

720-261-7484 (cell)      3645 Nova Road  
bigmittens1@yahoo.com      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



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# 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](http://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](mailto: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 President, Kathy Lower, at (303) 815-0184 or [kathylower1951@gmail.com](mailto:kathylower1951@gmail.com) 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.**