

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

Volume 5, No. 2

www.woodside2-3-4hoa.org

Summer 2018

HOA ANNUAL PICNIC IS NEXT WEEKEND

Saturday, August 11, 2018

Noon to 2 p.m.

Pine Valley Ranch Park (Jeffco Open Space), Hummingbird (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

Haven't joined or renewed your HOA membership? You can renew/join at the picnic (form **attached**).

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REPORT ON HOA EVENTS SO FAR THIS YEAR

Road Cleanup on May 12: We had a great turnout and fine weather for our Spring Woodside road cleanup. Our volunteers, including new members from Unit 1, 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 volunteers again this year. One thing to note: **we picked up over 300 cigarette butts along the roads** (we counted!). During fire season, one hot butt could start the fire that could turn Woodside into Black Forest. Let's remember to be fire-safe, everyone.

Note: we will have a **second road cleanup day on Saturday, September 8**. See information below.

Fishing Derby on June 5: Bob Banks organized and led another great Fishing Derby at Jeffco Open Space Whailer's Pond on Woodside Drive. We had our biggest turnout ever! 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 **90+** kids and accompanying adults who showed up to participate. Our District Wildlife Officer provided rods, reels and bait. The fish were cooperative 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 David Rowe, our HOA Treasurer. All of the kids won prizes for participating. Our resident photographer, George Seaton, put together yet another wonderful video of the event. Go to **YouTube.com** and search for **Woodside HOA Fishing Derby**.

UPCOMING HOA EVENTS

Annual Picnic and General Membership Meeting on Saturday, August 11: Noon to 2 p.m., Pine Valley Ranch Open Space, Hummingbird (small) Shelter.

Road Cleanup on Saturday, September 8: Join us once again to patrol the roads of Woodside to pick up trash and pull noxious weeds in the rights of way (mullein and thistle). Meet at the Equestrian Center at the intersection of Nova Road and Spirit Lake Road at 9 a.m. Bring gloves – the weeds can be tough and thorny; we will provide trash bags and will host lunch at Zokas when we're done. The HOA will cover your lunch and non-alcoholic drinks. Appetizers, beer, etc. will be on your own tab.

Fall General Membership Meeting on Saturday, October 13: 10 a.m. to noon. 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 have openings and we encourage your participation. Come join us.

OUR WEBSITE IS FULL OF INFORMATION

Our website can be found at **www.woodside2-3-4hoa.org**. Our goal is to provide viewers with helpful and current information about our HOA and Architectural Control Committee; community news; Firewise information and updates; and links to community services, including a section for ads for services and a classified ads section. We'd love to hear from you on how we can improve the website. Send comments to Kathy Lower at **kathylower1951@gmail.com**.

FIREWISE COMMUNITY RECOGNITION



Woodside Park has been recognized as a Firewise Community for 2018, our fifth year! Kudos to Firewise Committee Co-Chairs Kelly Flynn and Lorna Serber and the other members of the group. Hard work and planning contributed to this continued recognition, including (1) creation of our fifth Action Plan; (2) ongoing recording of time spent on mitigation work being performed throughout the community thanks to the form created by Kelly Flynn (**attached**); and (3) planning for **multiple** chipping events this year.

CHIPPING EVENTS

Elk Creek Fire Protection District will again provide chipping service to Woodside for no charge. This is a great opportunity to get that slash off of your property! The fire district has made a few changes to how the events will be run this year. Please see the below and feel free to contact Kelly Flynn or any of the Firewise Committee members if you have questions.

We will be holding monthly events this year from June through October. This will give you five opportunities to have slash chipped. You may participate each month if you would like.

Elk Creek Fire Protection District is unable to lock us in for specific dates due to their fluid schedule and unpredictability of wildfires to which they may be assigned. **For each month in which you would like to participate you must sign up through the Firewise Committee at least five days prior to the start of the month for which you are requesting chipping. You will need to have your slash put out by the first day of that month.** The chipping crew will have it chipped sometime before the end of that month. You do not need to be home at the time of chipping. Please contact Kelly Flynn at kelcolo@yahoo.com or (513) 535-5616. **We need your name, address, phone number and email address.** We will send out a reminder near the end of each month so you may sign up for the month(s) you are interested in.

Materials Guidelines

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

- 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 clipping, trash, weeds, bags of leaves or raked needles
- The wood chips will remain on your property and will not be removed by the chipping crew

Pile Guidelines

- Piles must be in place by 8:00 AM on the first day of the month you are participating in
- 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 the crews have removed your pile, clear away any remaining branches, needles and debris
- Do not combine your piles with your neighbors' piles
- No piles that have been created by any machinery

Juniper Guidelines

- Last year the fire district accepted juniper during our chipping events and as part of the guidelines we stated that juniper could not have a massive root ball and that all dirt needed to be removed. Unfortunately, this was not always adhered to. The large root area and dirt

creates significant issues for the chipping equipment. Therefore, new procedures have been put in place regarding juniper. Any juniper that you want chipped must not include any roots. It may be tempting to simply pull the juniper bush out of the ground because they have such a shallow root wad, but that also pulls up all of the dirt with it. **Juniper must be lopped/cut before the root and may not contain any dirt. In addition, the juniper must be stacked neatly in a separate pile from any other slash.** If the chipping crew determines that there is excess dirt and/or roots they will most likely not chip the juniper pile. Please see our website woodside2-3-4hoa.org/services/resources to see what juniper looks like.

Not adhering to the guidelines

If any of the above guidelines are not followed, your slash may not get chipped. It will be the homeowner's responsibility to have the material chipped or have it hauled to a slash site. It is not to remain near the road if the crew cannot chip. Please respect the requirements so that we may utilize the service for many years to come.

Firewise Recording Form

Please take a few minutes to fill out the Firewise recording form (copy attached) for ANY mitigation work you do. This includes participating in the chipping events (time to cut the trees/branches, haul to road, etc.) and any other mitigation you do yourself or hire a contractor to perform. You may record time for raking pinecones and pine needles, cleaning your gutters, installing a metal roof, removing trees, etc. Recording work performed is a very important piece to retaining our Firewise status and to obtaining grants.

OTHER SLASH COLLECTION DATES AND LOCATIONS

In addition to the on-site chipping offered by Elk Creek Fire Protection District, both Park County and Jefferson County offer drop-off slash collection sites.

Park County has a permanent slash collection/disposal site on CR 72 across Highway 285 from Platte Canyon Fire Station No. 2 on Dellwood Dr. in Bailey. Operation of the site is overseen by the Coalition for the Upper South Platte. It is open Fridays, Saturdays and Sundays 9a.m. - 3p.m. May through October, closed Sunday, Sept. 2, 2018 in observance of Labor Day. Cost is \$15/load for Park County residents, \$20/load for non-residents. Payment is cash or check only. Mulch is available for free for you to haul away. See BaileySlashSite.com for more details.

Jefferson County has slash collection sites open every weekend through the end of October. The sites vary by weekend. For location, information on what will be accepted, and cost information see Jeffco's website, www.jeffco.us, and search for slash collection.

THE ROCKY MOUNTAIN AREA COORDINATION CENTER

The mission of the Rocky Mountain Area Coordination Center (RMACC) is to provide safe, cost effective, and timely response of national and area resources for all aspects of wildland fire management activities and other emergency management activities within the Rocky Mountain Area. RMACC cooperates with the National Interagency Coordination Center (NICC) in delivery of its mission. This mission is accomplished through planning, situation analysis, needs projection, and activation of emergency resources through interagency cooperation.

For those who are interested in up-to-date tracking of wildland fires, expected fire weather and fire restrictions in Colorado, the RMACC website has a wealth of information. Start at the Home page www.rmacc.info and surf around the website. Fire information is also available by phone at 303-445-4322 and by email at rmaccinformation@gmail.com.

EVEN THOUGH PARK COUNTY HAS LIFTED THE FIRE BAN (FOR NOW), FIRE SEASON IS STILL 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 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!

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 on our website at www.woodside2-3-4hoa.org/firewise.

EMERGENCY NOTIFICATIONS—THE CODE RED® PROGRAM

Park County Code RED® program: register your phone number(s) at <http://parkco.us/97/CodeRED> 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).

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

We're closing in on 200 sales of the green reflective address signs that you can see on posts at driveway entrances while driving around Woodside (and now Bailey as well). Want one for yourself? See below.

The signs have been installed in compliance with Park County's Land Use Regulation (LUR) Section 7-1207 and as 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 each address should be displayed at the end of the driveway and individual addresses posted as the single driveway splits off.

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, 1610 Nova Rd, 1734 Nova Rd or 1377 Mount Evans Blvd.

Firewise Committee Members

Kelly Flynn (co-chair)	(513) 535-5616	kelcolo@yahoo.com
Lorna Serber (co-chair)	(303) 838-2895	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

THE EQUESTRIAN CENTER IS OPEN

The Equestrian Center is open. A reminder (and a benefit of membership in WPHOA Units 1, 2, 3 & 4)— our covenants allow **only dues-paying members of the HOA to use the Equestrian Center**. [Covenants, Art. II, Sec. 1]. The Covenants are available for review on our website at www.woodside2-3-4hoa.org/hoa-governing-documents. The Stall Facility is open year-round and stalls are available for rent. The Arena and Round Pen also are open year round and may be reserved for private events. Please contact any member of the Equestrian Center Standing Committee for details.

Equestrian Center Standing Committee Members

Sharon Evridge	(303) 816-0831	majesticmtnarabians@msn.com
Cheryl Fox	(303) 816-2272	cheryl@foxinterlink.com
Mary Schoen	(303) 912-1399	maryruth.schoen@gmail.com
Justin Stewart	(303) 841-8621	jstewart@myterracare.com

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.

It is 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.

Architectural Control Committee Members

Bob Banks	(303) 838-0827
David Smith	(303) 888-6953
Ken Van Tuyl	(816) 589-5419
Terry Hylland	(303) 816-7395
Justin Stewart	(303) 841-8621
Bill Plume, Emeritus	

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 at www.colorado.gov/pacific/agconservation/noxious-weed-species#b.

Leafy Spurge [Euphorbia esula]	Yellow Toadflax [Linaria vulgaris]	Dalmatian
Russian Knapweed [Acroptilon repens]	Toadflax [Linaria genistifolia]	
Diffuse Knapweed [Centaurea diffusa]	Perennial pepperweed (Lepidium latifolium)	
Canada Thistle [Cirsium nutans]	Black Henbane [Hyoscyamus niger L.]	
Musk Thistle [Carduus nutans]	Scentless Chamomile [Anthemis arvensis L.]	
Hoary Cress “whitetop” [cardaria draba]	Oxeye Daisy [Chrysanthemum leucanthemum]	
Spotted Knapweed [Centaurea maculosa]	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 www.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.

HOA Board of Directors (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) 838-2895	boulderlas@msn.com
Ed Samberg, Director at Large	(303) 816-6676	ed@sambergs.org
Melissa Fisher Faler, Director at Large	(303) 816-9023	QueenEssentialOils@gmail.com
Ken Van Tuyl, Director at Large	(816) 589-5419	kvantuy1@gmail.com

WPHOA UNITS 1, 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
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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WOODSIDE FIREWISE ACTIVITIES MATCHING FUNDS RECORDING SHEET

Please record 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 outbuilding include:

- 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 6-10 feet from the ground around structures
- Replacing a shake shingle roof with a non-flammable alternative
- Family preparation for wildfire
- Assisting with and/or attending a sponsored Firewise event

Please record your activity **by zone** in the chart below. Zones are defined as the following:

- **HOUSE:** Risk reduction work from the roof down to the foundation. Activities include: Fire-resistant roofing, cleaning litter from roofs and gutters, screening vents, chimney spark arrestors and screening, no openings in skylights or siding, enclosing eaves and soffits, decks/porches free of flammable materials, under deck area free of flammable materials and vegetation, etc.
- **IMMEDIATE ZONE -- 0-5 ft. from the foundation or attachments (decks/porches):** Activities include: installation of hardscaping components, replacing combustible mulches with stone/gravel, tree and shrub removal, rake and remove pine needles, leaves, litter and debris, trim back tree limbs that overhang this area, move firewood into extended zone, etc.
- **INTERMEDIATE ZONE -- 5-30 ft. from the foundation or attachments (decks/porches):** Activities include: lawn and native grass maintenance, clustered trees and shrubs with space between clusters, tree thinning/limbing to reduce crown fire potential, etc.
- **EXTENDED ZONE-- 30-100 ft. from the foundation or attachments (decks/porches):** Activities include: needles, leaves, litter and debris removal, tree thinning to reduce crown fire potential, etc.
- **COMMON AREAS -- HOA or other Homeowner jointly owned property within the site boundary:** Activities include: tree thinning, mastication of brush removal, grass maintenance, fire break construction, etc.
- **ADMINISTRATION --** Meetings, planning, preparation for Firewise events; renewal application preparation, etc.

Please record your time and/or costs incurred for mitigation work below. If out of pocket costs were incurred, please attach invoice:

ACTIVITY	DATE PERFORMED	ACTIVITY ZONE (see above)	AMOUNT OF TIME (hours or fraction of)	COST (if applicable)

If any of the above activities include having vegetation removed from your property (slash, shrubs, brush, limbs, trees, etc), please indicate the estimated number of yards of material which were removed (a typical pickup truck should hold 6 yd capacity): _____

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

Print Name Date

Signature Phone/E-Mail

Resident Address Woodside Unit# and Lot #

Return this form to your Firewise contact:
Kelly Flynn: Woodside HOA Firewise Committee P.O. Box 176; Pine, CO 80470 Email: WoodsideFirewise@gmail.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 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 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.