

Woodridge Terrace HOA Newsletter

1st Quarter 2020

WELCOME! – We welcome our new neighbors to Woodridge Terrace:
Judy & Shelley Spayde, 1521 E Nichols Cir, 303-669-4707
Dave Hensley & Paula Taylor, 1479 E Nichols Cir, 479-530-1987

IN MEMORIUM – We extend our condolences to the family and friends of Jack Wagner, 1414 E Nichols Cir, who passed away last month.

ANNUAL MEETING – Our annual meeting will be held NEXT THURSDAY:

When: Thursday, March 19th at 6:30 PM.

Where: Highlands Baptist Church, south of Woodridge Terrace at 1510 E Phillips Ave.

Proxy: A notice regarding the meeting, along with a proxy for voting, was mailed to all homeowners. If you cannot attend, please fill out your proxy and give it to a homeowner who will attend the meeting so we will have a quorum and may proceed with the meeting.

Voting: We will be nominating and electing a new board at our annual meeting.

Committees: You will have the opportunity to sign up for one of our committees.

BE INVOLVED! – Since 1983, Woodridge Terrace has been a pleasant place to live. This is a legal entity governed by the Board of Directors with the aid of a professional management company. There are several reasons why you may wish to be on the Board of Directors and help manage the wonderful community you live in:

1. Become part of an important decision-making group.
2. Use your unique skills, experience and abilities to help maintain and improve our property values and the lives of our residents.
3. Learn about the intricacies of managing our community and everyday decisions by the Board.
4. Get acquainted with your neighbors and the subcontractors working in our community.
5. You will find the time invested is small compared to the reward of working with your Association as a board member to help improve our community.

We have had great participation from homeowners involved as board members and committee members. Since we will be electing our new Board of Directors at the annual meeting, now is the time for you to step forward. If you are interested in joining the Board, please attend the annual meeting, or contact Earl Johnson at 303-745-2220 or earl@wsps.net prior to the meeting.

COMMITTEES – Our committees offer several other important jobs that help keep our community running smoothly. There will be an opportunity at the annual meeting to sign up for any of the following committees:

Architectural Control – Review Architectural Control requests

Building – Evaluate and recommend building maintenance issues

Communications – Prepare newsletter and directory

Landscape – Work with the board on landscaping projects

Pool – Keep the area around the pool attractive during the summer

Social – Organize the summer social and the winter holiday social

Garage Sale – Advertise the neighborhood garage sale

These jobs do not take an extraordinary amount of time. As you get involved with your Association, you will find that helping our neighborhood and getting to know our great neighbors is a fun and rewarding experience. If you would like to be on any of these committees, please attend the annual meeting, or contact Carol Freeman at 303-797-0822 or cfreeman111@msn.com.

RESIDENT DIRECTORY – We are in the process of compiling an up-to-date directory for all residents. Please contact Carol Freeman at 303-797-0822 or cfreeman111@msn.com by Thursday, March 26th (1) if your PHONE NUMBER HAS CHANGED in the last 2 years, (2) if your PHONE NUMBER WAS MISSING OR INCORRECT in the last directory, (3) if you are a RENTER and want to be included in the directory, or (4) if you do NOT wish to have your phone number in the directory. This directory is for RESIDENTS ONLY and will not be circulated outside Woodridge Terrace.

The 2020 directory will also include a page of suggested contractors.

WOMEN'S LUNCH – All women in Woodridge Terrace are invited to meet the 2nd Saturday of the month at the clubhouse for an informal potluck lunch and a time to get to know each other better. Tableware and coffee are provided. The next get-together is at 1:00 on Saturday, March 14th.

BOARD MEETING – Our next board meeting will be held in the clubhouse at 5:00 PM on Wednesday, April 15th. Please feel free to attend. Your suggestions and ideas are always welcome.

SEWER PROBLEMS – Our HOA Bylaws state that individual owners are responsible for maintenance and repair work within their lot; however, in certain situations, sewer line repair outside of the unit's footprint may be covered by the Association. If you have a clog and/or break in your sewer line, call Earl Johnson at 303-745-2220 IMMEDIATELY for assistance. This is a 24-hour service phone number. He can recommend a reputable plumbing company and help to determine if the issue may be covered by the Association. **Do not, under any circumstances, contract with any sewer company for extensive work before consulting with Earl.**

CHANGES TO EXTERIOR – Our Association has the responsibility to maintain, insure and control the appearance of the exterior of all of our buildings. PRIOR APPROVAL IS REQUIRED for any changes to the exterior of your unit such as doors, windows, satellite dishes, patios, decks, landscaping, radon abatement, security cameras, air conditioning, etc. BEFORE making any changes, submit an Architectural Control Request Form, which can be downloaded from our website: woodridgeterrace.com. Failure to obtain prior written approval is subject to a fine and possible removal of the change at the owner's expense.

HEAT TAPE – If you are interested in putting heat tape on your roof, please contact Earl Johnson at 303-745-2220 or earl@wsps.net **before** submitting your Architectural Control Committee request. He can coordinate with other homeowners and suggest contractors.

COFFEE TABLE – We no longer use or need the older coffee table in the clubhouse. It is solid oak and is still in good usable condition. If you know someone who can use it, please let a board member know.

PAINTING – We are starting a 4-year process of painting all 112 units. Painting will start on the 26 units in the northeast corner once the weather gets warmer. Notices will be posted on your garage as to when things will be happening, such as power washing and scraping. Power washing and painting of the porch, patio and deck areas will require you to remove all furniture and other items. If you have a satellite dish that is not being used, please notify Earl Johnson at 303-745-2220 or earl@wsps.net and the painters will have it removed before painting.

TRASH – Our previous trash company has been sold and taken over by a new company, Green for Life. They will be on an EARLIER scheduled pick up each Thursday. Be sure to have your trash out by 8 AM.

Setting trash out before 5:00 AM on trash day (Thursday) is a violation of the HOA rules and is subject to a fine. Also, trash and recycling containers must be put back inside by the end of the pickup day.

Trash needs to be in either a SECURELY COVERED CONTAINER or a SECURELY CLOSED HEAVY PLASTIC BAG so as to prevent wildlife and wind from scattering trash. Also, if you do see trash, please PICK IT UP. Every little bit helps keep our community beautiful.

THANK YOU – We want to extend appreciation to all those who help keep our neighborhood a wonderful place to live by doing things for each other and the neighborhood, such as picking up trash, shoveling snow and checking on a neighbor's open garage. We all appreciate these random acts of kindness.

GARAGE SALE – We are in need of someone to chair the garage sale this year. The chair would select the date and let the Board know the date with enough lead time so everyone can be notified. We have lots of signs, so the chair would coordinate getting the signs out on garage sale day. Contact Carol Freeman at 303-797-0822 or cfreeman111@msn.com for more information.

FOR SALE SIGNS – All signs, including for sale signs, are allowed in the rock area, NOT in the grass area. Please notify your realtor to avoid damaging the sprinkler system.

FOR CREATIVE MINDS – If you have any ideas for a logo for the Association that can be incorporated in the newsletter, website and letterhead, please let someone on the board know.

NEIGHBORHOOD CONCERNS – If you notice a safety hazard or something in the neighborhood that needs attention, such as a broken sprinkler head, please notify Earl Johnson at 303-745-2220 or earl@wsps.net so the issue can be resolved. If it is an emergency, CALL, do not email, regarding the issue.

ICE MELT BARRELS – Barrels with ice melt and a scoop have been placed near both mailbox areas for your safety. Please note that these are NOT for trash or dog waste.

CAUTION! – Please watch your speed in our neighborhood, and look out for walkers and children. Without sidewalks, walkers must walk in the street, sometimes getting in the middle of the street to avoid icy spots.

CLUBHOUSE – Please keep in mind that the clubhouse is available to use at no charge if the function is for our neighborhood only. If you would like to use the clubhouse for a one-time or

ongoing use, such as playing games, a book club, quilting or wine tasting, please contact Nancy Dryden at 303-347-8971 or ndryden@msn.com to reserve the clubhouse.

DOG OWNERS – Please remember that solid dog waste must be PICKED UP IMMEDIATELY. Also, please be courteous to your neighbors by making sure your dog does not bark.

SECURITY – Please keep an eye out for your neighbors, especially those that are out of town, and report any suspicious behavior to the police. Also, remember to **keep your garage door closed** and to turn on your outside lights at night – both front and back.

RECYCLING – Please take advantage of our recycling service. You can either purchase a recycling container (available from Alpine Waste and Recycling as well as local hardware stores) or contact Carol Freeman at 303-797-0822 or cfreeman111@msn.com for recycling decals to put on your own container.

CLUBHOUSE RENTAL – Remember, your clubhouse makes a great location for your family get-together or other function. It's only \$25, plus a returnable deposit. The rental agreement is on our website www.woodridgeterrace.com. Contact Nancy Dryden at 303-347-8971 or ndryden@msn.com to reserve the clubhouse.

Property Manager:

Earl Johnson
Western States Property Services
9145 East Kenyon Ave, Suite 100
Denver, CO 80231
Phone: 303-745-2220
Fax: 303-745-3335
email: earl@wsps.net

Board of Directors:

Anne McKelvey, President
Jerry Bleser, Treasurer
Angela Allen, Director
Nancy Dryden, Director
Bob Taylor, Director

Website: www.woodridgeterrace.com