

# Woodridge Terrace HOA Newsletter

## 4<sup>th</sup> Quarter 2019

**WELCOME!** – We welcome our new neighbor to Woodridge Terrace:  
Rock Pierce, 8140 S Humboldt Cir, 303-886-7773

**HOLIDAY PARTY** – All residents are invited to our annual holiday party **5:00 PM on Saturday, December 7<sup>th</sup>** in the clubhouse. Please bring a dish to share. Dinnerware and nonalcoholic beverages (hot spiced cider and decaf) will be provided. You may bring your own wine or beer if you wish. Please come to meet your neighbors and enjoy the wonderful food! Contact Ramona Bleser at 303-798-4939 or [jerryb1402@yahoo.com](mailto:jerryb1402@yahoo.com) for more information.

**COOKIE EXCHANGE** – In lieu of our monthly women's get-together, we are having a cookie exchange again this year! You are invited to bring 24 cookies suitable for holiday enjoyment at **1:00 on Saturday, December 14<sup>th</sup>** at the clubhouse. We will exchange cookies, and you will leave with 24 different holiday cookies! Our next get-together will be at **1:00 on Saturday, January 11<sup>th</sup>**.

### **NOVEMBER 21 SPECIAL MEETING INFORMATION**

DUES & BUDGET – The 2020 budget was ratified, including the monthly increase of \$15. This is the first increase since 2013 even though expenses have risen each year. If you have electronic funds transfer, please notify your financial institution. Beginning January, monthly dues are \$250.

IMPORTANT INSURANCE INFORMATION – Since our Covenants were filed in 1983, there have been many changes in the insurance industry. The deductible amounts required by the documents are no longer available. An amendment to the Covenants attached to this newsletter needs to be signed by 67% of the homeowners to continue to allow us to get reasonably priced coverage. If you have not signed it yet, please do so and mail to the property manager, contact any board member for pickup, or return it at the holiday party.

We remind each homeowner that in the event of a fire, wind or hail claim, each homeowner will be assessed to cover the insurance deductible. Contact your HO-6 insurance provider to be sure that you have sufficient LOSS ASSESSMENT coverage. Based on our current policy, a minimum of \$7,000 is recommended. This coverage is available for a nominal amount if not included already.

**BOARD MEETING** – There will be no board meeting in December. Our next board meeting will be held in the clubhouse at **5:00 on Wednesday, January 15<sup>th</sup>**. Please feel free to attend.

**CHANGE IN BOARD** – There has been a change in the Board of Directors. Anne McKelvey is the President and Bob Taylor is continuing on the Board as a Director.

**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.**

**TRASH** – In observance of Thanksgiving Day, Christmas, and New Years Day, trash and recycle will be picked up a day late, on Friday.

**SNOW REMOVAL POLICY** – Our contractor for snow removal shovels snow on driveways and adjacent walks to front doors when the snow level reaches 3 inches. Our streets will be plowed when the snow level reaches 10 inches. These parameters for snow removal are guidelines; in the interest of economy, other factors are considered for ordering snow removal, such as weather predictions and ground temperature.

**HOLIDAY DECORATIONS** – Please remember that holiday decorations must be removed by the end of the Stock Show on January 26<sup>th</sup>.

**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](http://woodridgeterrace.com). Failure to obtain prior written approval is subject to a fine and possible removal of the change at the owner's expense.

**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.

**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](mailto:earl@wsps.net) so the issue can be resolved. If it is an emergency, **CALL IMMEDIATELY** (24 hours), do not email, regarding the issue.

**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.

**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](http://www.woodridgeterrace.com). Contact Nancy Dryden at 303-347-8971 or [ndryden@msn.com](mailto:ndryden@msn.com) to reserve the clubhouse.

*The Board of Directors wishes you a very happy holiday season!*

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**Property Manager:**

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Western States Property Services  
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**Board of Directors:**

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

**Website:** [www.woodridgeterrace.com](http://www.woodridgeterrace.com)