

Woodridge Terrace HOA Newsletter

May June 2019

WELCOME! – We welcome our new neighbors to Woodridge Terrace:
Scott Robey & Amy Martin-Robey, 8119 S Humboldt Cir.

NEW BOARD – Our newly elected board consists of Jerry Bleser, Nancy Dryden, Anne McKelvey, and Bob Taylor. Angela Allen was appointed by the Board of Directors to fill the vacancy. We welcome Angela and Anne as the newest members of our team. We want to thank Charlie Freeman and Mike Vander Ley for their service to our community on the Board.

COMMITTEE CHAIRS – The following are the chairs of our committees:

Architectural Control – Earl Johnson (contact person)
Building – Charlie Freeman
Communications – Carol Freeman & Sandy Wilkerson
Clubhouse Rental – Nancy Dryden
Garage Sale – Open
Landscape – Earl Johnson (contact person)
Pool – Sue Asleson
Security – Nancy Dryden
Social – Maria Ash & Jan Bush
Welcome – Rose Sander

SWIMMING POOL – Summer is almost here, and the pool will open on Saturday, May 25th. The pool will be open through Labor Day, September 2nd.

POOL USERS, PLEASE NOTE:

- For your safety and out of respect for others, the rules are posted at the pool and must be adhered to. Keep in mind that these rules are there to protect the safety and health of all pool users.
- Pool hours are 8:00 AM to 9:00 PM. This means that no one should be in the pool or on the pool deck after 9:00 PM and before 8:00 AM. In addition, the pool **MUST BE CLOSED** during the brief time that our pool maintenance company services the pool, even if during regular open hours.
- Guests (no more than 5) and anyone less than 16 years old **MUST BE ACCOMPANIED** by an **ADULT RESIDENT**.
- **NO SMOKING** of any kind. Please step outside the fence to smoke.
- Absolutely **NO GLASS**.
- The pool bathrooms are cleaned once a week. Please pick up after yourself.
- Hand soap is provided in the bathrooms, but any other items you may want to shower with are up to you to bring.

- Due to the limited size of our pool, pool parties are not allowed.
- Babies must be in swim diapers. Please put used diapers in the trash bin, NOT in the recycling bin.
- There is a blue recycling bin at the pool. Please make sure your trash doesn't go into the recycling bin. What can be put in the recycling bin is printed on the lid: plastic, aluminum, glass, tin cans, newspaper, and office paper. NO paper plates, paper cups, napkins, paper towels, or plastic bags. Let's make our pool area a little greener!

POOL AREA VOLUNTEERS – If you would like to volunteer for a week to help take care of the pool area (watering plants, tidying the deck area, taking out trash, etc.), please contact Sue Asleson at 303-798-9543 (voice or text) or aslesonsue@gmail.com.

KEY TO POOL GATE – If you did not get a key to the pool gate, please contact Nancy Dryden at 303-347-8971 or ndryden@msn.com. Your first key is free; lost keys may be replaced for \$25. Please remember that giving your pool gate key to a NON-RESIDENT WILL RESULT IN THE LOSS OF POOL PRIVILEGES.

TRASH – In observance of Memorial Day, trash and recycle will be picked up a day late, on Friday, May 31st. Also, in observance of the Fourth of July, trash will be picked up a day late, on Friday, July 5th. 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.

SUMMER SOCIAL – Mark your calendars! All residents are invited to our annual summer social in the clubhouse at 5 PM on Sunday, June 2nd. Please bring a dish to share. The Association will provide dinnerware and nonalcoholic beverages. You may bring your own wine or beer if you wish. Please join us! Everybody always has a good time. If you have any questions, please contact Jan Bush at 303-794-5552 or zumbajb8@gmail.com, or Maria Ash at 720-771-7749 or mariabottita@gmail.com.

BOARD MEETING – Board meetings are held the third Wednesday of every month. Please note that the time has been changed to 5:00 to accommodate those who are working. Our next board meeting will be held in the clubhouse at 5:00 PM on Wednesday, June 19th. Please feel free to attend. Your suggestions and ideas are always welcome.

WOMEN'S GROUP – Because of the summer social, there will be no women's group in June. Our next get-together will be 1:00 on Saturday, July 13th. 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 fun time to get to know each other better. Tableware and coffee are provided.

GARAGE SALE – Due to a lack of interest, we will not hold a neighborhood garage sale this summer.

STORAGE CONTAINERS – The use of storage containers (such as PODS) is governed by the City of Centennial's "Residential Dumpster" rules. Storage containers on a public street must obtain a permit from the city, and those in the driveway do not need a permit unless it is there longer than 7 days. Make sure you or your contractor gets a permit for the length of your remodel project.

SERVICE PROVIDERS – When you are in need of a home service provider, such as window cleaning or a handyman, keep in mind that there are 2 locations for a list of service providers that have been suggested by residents in our neighborhood: (1) the last sheet of the resident directory, and (2) on the woodridgeterrace.com web page. On the web page, select the "Informational" tab, and then select "Service Providers."

SEWER PROBLEMS – Our HOA Bylaws, Section 7.2, 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.**

QUIET TIME – Please remember that quiet time in our neighborhood is between the hours of 10:00 PM and 7:00 AM.

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.

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 IMMEDIATELY (24 hours), do not email, regarding the issue.

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.

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.

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.

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:

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

Website: *www.woodridgeterrace.com*