



Newsletter Second Quarter 2021

Well, we have survived the first quarter of 2021, and things are opening up more and more as vaccinations continue to rise. The Women's Lunches are not being held until further notice, but we hope to meet at some point later this year. The Board of Directors wishes to extend their sincere thanks and appreciation for the efforts of Pam Wood who helped many of our neighbors get vaccine appointments. Thanks, Pam! Thanks also go to Sue Asleson who has planted flowers in the pool area for many years. We hope to open the pool for the summer season on Memorial Day weekend and need someone to take over that happy duty. Please contact a board member if you'd like to help. Good neighbors are the heartbeat of our community!

HAIL SEASON / LOSS ASSESSMENT ENDORSEMENT – While it's springtime in the Rockies and snow is possible for a few more weeks, hail and thunderstorms are coming. As noted previously, our HOA is now insured through Assured Partners Insurance via the Great American Alliance Insurance Company. In the event of a catastrophic claim, each homeowner will be assessed to cover the deductible. Contact your HO-6 homeowner insurance provider to be sure that you have a "loss assessment endorsement" on your policy and that it will cover at least \$17,000.00. The coverage is very inexpensive and will protect you from the possibility of that larger amount should we have a major hail storm or other calamity. If you have any questions regarding loss assessment, please contact Earl Johnson at Western States (info on the last page) or Ryan Hurley at 303.850.4761 or ryan.hurley@assuredpartners.com. Information on insurance and other helpful documents are available on the HOA website (woodridgeterrace.com). Check it out.

WATER MAIN REMINDER – Every homeowner or tenant should know where their unit's main water shut off valve is located. You will want to know this if there's a leak in your home. We recommend that these be checked for any corrosion or other impediment and that gate valves be employed.

BOARD MEETING – Board meetings are held the third Wednesday of every month. The next board meeting will be held in the clubhouse at 5:00 p.m. on Wednesday, April 21. Please feel free to attend and wear a mask to be considerate of your neighbors. Your suggestions and ideas are always welcome.

BOARD OF DIRECTOR NEWS – GET 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. As discussed at the annual meeting, new resident Stephan Termaat has graciously agreed to serve as Treasurer taking the place of long-timer Jerry Bleser, and Angela Allen has resigned from the board as she will be moving. We thank Jerry and Angela for their service! There are several reasons why you may wish to be on the Board of Directors or work on a committee and help manage the wonderful community you live in including meeting your neighbors. The time invested is small compared to the reward of working with your Association as a board or committee member to help improve our community. We have had good participation from homeowners but would love new members to relieve some long-time contributors.

COMMITTEE CHAIRS – The following are the chairs of our committees, and we can always use more input:

Architectural Control / Building – Gary Bolte, Bob Taylor with Earl Johnson (contact person)
Communications – Carolyn Malaby & Sandy Wilkerson
Clubhouse Rental – Nancy Dryden
Garage Sale – Open
Landscape – Dave Hensley
Pool – Open
Security – Nancy Dryden
Social – Open
Welcome – Rose Sander

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.**

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**, do not email but **CALL IMMEDIATELY** regarding the issue.

DOG OWNERS – Please remember that solid dog waste must be PICKED UP IMMEDIATELY. Don't be that guy or gal who doesn't clean up after their dog.

SECURITY AND SAFETY – 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. And please keep an eye out for your neighbors, especially those who 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. The board recommends brilliant white 5000 Kelvin lights which are available everywhere. As Earl noted at the annual meeting, the Denver metro area is seeing a surge of car thefts and of catalytic converter thefts. Those can be stolen in 15 minutes and are expensive to replace. It's best to keep your cars in your garage! It's also a good idea to have a **fire extinguisher** on hand. They are not expensive and could save a home or a life!

PAINTING – We are in the midst of a 4-year process of painting all 112 units. Notices will be posted on affected unit garages this summer 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.

PARKING REMINDER – As noted at the annual meeting, it is Colorado law that cars cannot be parked within five (5) feet of a public or private driveway. In addition, the City of Centennial requires that “No motor vehicle shall be parked or stored on any public street or highway within any residential district for a period of greater than fourteen (14) consecutive days. ... A new up to fourteen (14) consecutive day period ... is never initiated without an intervening minimum seven (7) consecutive day period from the conclusion of the previous up to fourteen (14) consecutive day period, during which time the motor vehicle must be removed from and remain off of the public street or highway.” Please observe the law and keep our neighborhood roadways clear.

QUIET TIME REMINDER – Please respect your neighbors and observe quiet hours between 10 p.m. and 7 a.m. daily.

CLUBHOUSE RENTAL – Remember, your clubhouse makes a great location for your family get-together or other function. The fee is 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.

COMMON AREA REMINDER – In general, the common areas (all property outside of the exterior walls / deck of each dwelling) are for the use and enjoyment of all residents of Woodridge Terrace. All private property, including toys, tools, plastic chairs, bicycles, barbecue grills, etc., shall not be left unattended in any common areas.

RECYCLING – Please take advantage of our recycling service and do your part to only include recyclable materials and break down your cardboard boxes. You can either purchase a recycling container (available from Green for Life as well as local hardware stores) or contact Carolyn Malaby at 303.795.2819 or csucarolyn@gmail.com for recycling decals to put on your own container.

2021 scheduled recycling dates for the remainder of the year:

Apr 19	May 3 & 17	June 1 (Tuesday), 14 & 28	July 12 & 26	Aug 9 & 23
Sep 7 (Tuesday) & 20	Oct 4 & 18	Nov 1, 15 & 29	Dec 13 & 27	

DIRECTORY – Anyone wanting to update information for the Resident Directory should email it to Sandy at swilkersfamily@gmail.com We plan to send out an updated list later this spring.

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
Stephan Termaat, Treasurer
Nancy Dryden, Director
Judy Spayde, Director
Bob Taylor, Director

Website: <http://woodridgeterrace.com>