



WHAT'S NEW

- Sign up on TownSq to get the latest homeowner's association news, check your account balance, as well as submit requests and ACC forms. Download the TownSq Android or IOS app or go online to the TownSq website at <https://app.townsq.io/>. Your account is ready to use. Just enter your Associa account number and zip code to get started. This is an essential tool for your convenience. Remember to sign up for notifications as well in the settings! Contact Associa if you need your account number.
- The contractor has received the permits from Jefferson County for the entrance monument, which will be placed on the north side of the entrance. Building materials have been ordered. We appreciate your patience and look forward to completing the project as soon as possible.
- SaBell's is our new landscaper this season. The Board's goal is to lead by example. Common areas are maintained by SaBell's and are held to the same standards set by the governing documents. Spending a few minutes of your time and energy is a simple way to make a difference! If you see an area needing attention (long grass, weeds, sprinkler not working, etc.), please submit a "Request" in TownSq to help the community look great!

EVENTS

Keep an eye on TownSq, The Westgold Meadows Neighbor's Facebook, and Nextdoor for all our fun upcoming summer events and details!

August 4th – Dive-In Movie at the Pool

September 2nd – Pool Closing Party

*Good health is not something we can buy.
However, it can be an extremely valuable
savings account.*

—Anne Wilson Schaefer

August 2023

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A Publication of the Westgold Meadows Homeowners Association

DID YOU KNOW?

- Our governing document CCR's are 38 years old, outdated, and are obsolete due to so many new Colorado laws? It requires 2/3rds of the homeowners to vote "YES" to amend them. TownSq will be utilized to help increase homeowner participation and hopefully amend our CCR's in the future.
- It has been over a decade since the annual meeting has met quorum. Meeting quorum requires 10% (56 homes) of the homeowners for an annual meeting.
- The typical HOA assessment in the US is \$200-300 a month - <https://www.rubyhome.com/>
- The WGMHOA Pool is free to all homeowners that are current on their assessments and have no violations. If you were to go to the Ridge Recreation Center, it would cost you \$15 each time for your family. You can enjoy our community pool for free!
- Pickleball, tennis, and a basketball court are free for homeowners as well!
- It would cost each homeowner \$28 per month to have one trash and recycle bin from Republic Services? The HOA assessment covers your trash for much less!!!
- The Reserve Study from April of 2019 is outdated and underfunded. The Board is in the process of having an updated Reserve Study prepared to guide future budgeting needs.



The Westgold Meadows neighborhood roads are on this year's overlay list to be repaired and resurfaced. The timeframe looks like August as a start date, but that could change. The team is dealing with severe staffing shortages and this rainy spring slowed production down. If there is any reason why they can't get to it this year, it will be first in line for the 2024 year. You can contact Matt Damianovich with any questions or concerns, mdamjano@co.jefferson.co.us.

Book Lovers Day, August 9

An unofficial holiday encouraging everyone to celebrate reading and literature. People are advised to put away their smartphones and technological distractions and pick up a book to read.

METRO DENVER FARMERS' MARKET

MARKET ON YOUR CALENDAR

Saturdays

SOUTHWEST PLAZA

MAY 6 - OCTOBER 28
Southeast Parking Lot
Wadsworth & Bowles
8am-2pm or Sellout

Saturdays

LAKEWOOD

JUNE 10 - SEPTEMBER 30
Mile Hi Church
9077 W Alameda Ave
10am-2pm or Sellout

Sundays

HIGHLANDS RANCH

MAY 7 - OCTOBER 29
HR Town Center
9288 Dorchester St.
10am-2pm or Sellout

Wednesdays

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JUNE 14 - SEPTEMBER 27
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Westgold Meadows Homeowners Association

Colorado Association Services, AAMC® – an Association Company
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O: 303-232-9200; Email: customerservice@associacolorado.com

Community Manager: Karen Culter

kculter@associacolorado.com - 303-962-1636

Assistant Community Manager: Donna Nicholas,
720-257-9272 donna.nicholas@associacolorado.com

Mailing Addresses

Payment Mail Address:

Westgold Meadows Homeowners Association Inc.
c/o Colorado Assoc Services
PO Box 94045, Las Vegas, NV, 89193-4045

Board Meeting Schedule

4th Tuesday of each month
6:00 p.m. at the Cabana, 11656 W. Cross Ave., Littleton or via Zoom

News Articles

The deadline for news articles is the 15th of the month before the next month's issue. Please email news articles to the editor at: wgmboardmember2@gmail.com. All articles must be approved by the editor for publication, or as space permits.

Advertising

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

To place an ad, call **Colorado Lasertype, 303-979-7499**

Email: getinfo@coloradolasertype.com

To find ad rates and discounts, go to www.ColoradoLasertype.com and click on the "Advertising Rates" link.

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August Gardening Calendar

By Eileen Tully, Colorado Master Gardener, CSU

As gardeners, we enter a slower, more easy-going phase in the garden process. There's always something to do in the garden but we don't need to keep up the frenetic pace of planting-mulching-weeding that April and May demand. June's blooms may have faded, but with proper pruning some may make a reappearance in August. July's heat is over and there's still a lot of summer left.

In August harvesting our gardening efforts has begun, but we can take time to do it right, even enjoy the process. If we pay attention, August presents a wisdom not available any other time of year. The garden is maturing now. We can see our mistakes, our successes, and the intrusions on our efforts that nature presents on her own. In August there's time to look around and appreciate the garden...and then get back to work.

MAJOR CHORES FOR AUGUST

Vegetables:

- Plant spinach and lettuce mid-month for a fall harvest.
- Harvest cucumbers intended for slicing when they are 6 to 8 inches.
- Onions are ready to harvest when their green tops fall over. Lift the bulbs and brush off loose soil. Bring them to a protected area like a porch or covered shed. Lay them out in a single layer on a surface that permits ventilation top and bottom. When the outer skins have turned papery place them in a mesh bag or old panty hose and place them in a dark and cool place.



- Peppers can be harvested anytime they achieve the size you need or want.
- Water tomatoes regularly until late August. After that, fruit will ripen more quickly when water is withheld.
- After harvesting and areas become empty sow cover crops, like annual rye grass, often called green manure, to build garden soil.

Lawn:

- Begin lawn renovation and repair. Build up low areas with garden soil and over-seed areas that are thin or bare.
- Attack persistent weeds like bindweed with a 2, 4-D product. But the ultimate goal is to grow a thick healthy turf that will choke out weeds.

Garden:

- Newly planted perennials, trees and shrubs need consistent watering to get established.
- Fertilize roses for the last time around August 15th. Fertilizing later may stimulate new succulent growth that could damage the plant if there is an early frost.
- Divide spring blooming perennials if needed. Ways to tell if a perennial needs to be divided is if the plant has a 'hole' in the middle and doesn't look as attractive as it used to, if blooms decrease or stop altogether or if the plant is crowding out neighboring plants.

Take advantage of plant sales. Usually starting mid-to-late-August and into September many nurseries will have plants sales with prices as much as 50% off.

—<https://tra.extension.colostate.edu>

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Water Safety Tips

- DO learn to swim. If you like to have a good time doing water activities, being a strong swimmer is a must.
- DO take a friend along. Even though you may be a good swimmer, you never know when you may need help. Having friends around is safer and just more fun!
- DO know your limits. Watch out for the "too's" - too tired, too cold, too far from safety, too much sun, too much hard activity.
- DO swim in supervised (watched) areas only, and follow all signs and warnings.
- DO wear a life jacket when boating, jet skiing, water skiing, rafting, or fishing.
- DO stay alert to currents. They can change quickly! If you get caught in a strong current, don't fight it. Swim parallel to the shore until you have passed through it. Near piers, jetties (lines of big rocks), small dams, and

docks, the current gets unpredictable and could knock you around. If you find it hard to move around, head to shore. Learn to recognize and watch for dangerous waves and signs of rip currents - water that is a weird color, really choppy, foamy, or filled with pieces of stuff.

- DO keep an eye on the weather. If you spot bad weather (dark clouds, lighting), pack up and take the fun inside.
- DON'T mess around in the water. Pushing or dunking your friends can get easily out of hand.
- DON'T dive into shallow water. If you don't know how deep the water is, don't dive.
- DON'T float where you can't swim. Keep checking to see if the water is too deep, or if you are too far away from the shore or the poolside.

—<https://www.cdc.gov>



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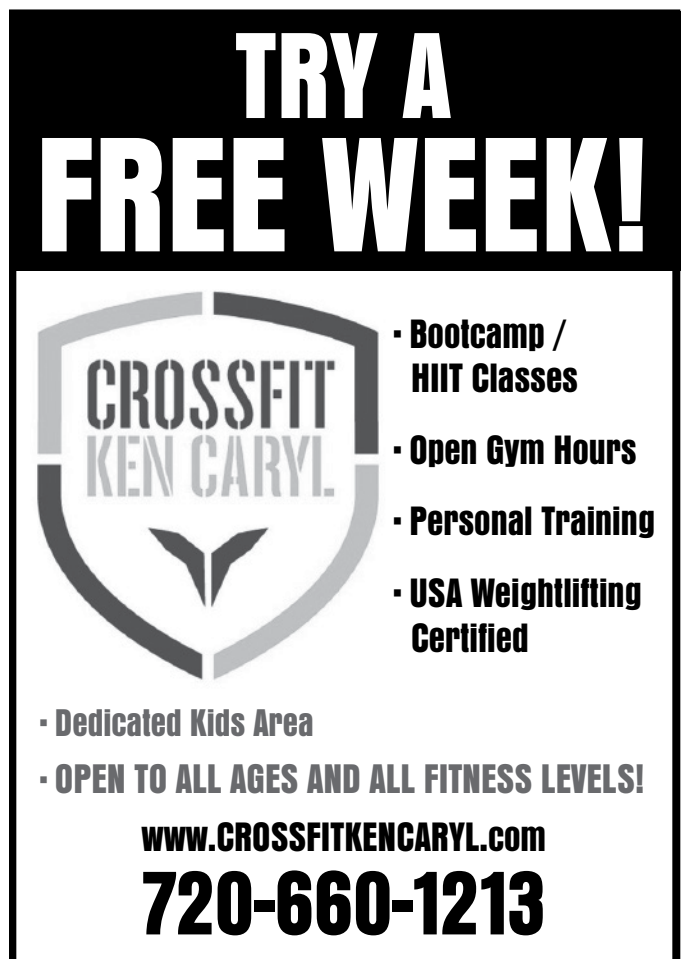
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HOA Reserve Fund

An HOA reserve fund is money set aside by a homeowner's association for additions to major components the association is obligated to maintain and future replacements and repairs that don't occur on an annual basis. The recommended contribution per the Reserve Study

has not been budgeted in previous years. Maintenance has been deferred in the past, adding to the cost of neglected repairs.

Completed/Anticipated 2023/2024 Reserve Fund Projects

- Hidden Park grey breeze path installed – Jan. 2023
- Bathroom mold mitigation at the Cabana – Feb. 2023
- Bathroom remodel of men's & women's showers/toilets at the Cabana – May 2023
- Monument walls removed – never permitted and in vision triangle – May 2023
- Digitize 25 boxes of homeowner files to eliminate storage and to readily access information – July 2023
- New monument entrance wall built to county codes and permitted – expected Aug. 2023
- New Reserve Study – Aug. 2023
- Rock replenishment along S. Simms & around cabana – expected Aug. 2023
- Cabana crawl space – mold mitigation, reinforce joists, install vapor barrier and cross vent/fans – expected Sept. 2023
- Cabana heating modification and maintenance – expected Sept. 2023
- Cabana parking lot resurface – expected 2023/2024
- Repaint fencing around pool/tennis courts – expected 2023-2024

Assessments/Fees/Fines

This is a final reminder for homeowners who pay their assessments by check. Homeowners must have their bank update the mailing address if they haven't already done so. Associa can't reverse late fees if this hasn't been done. If you have not updated the mailing address yet, your payments will have been returned to your bank account. The old lockbox has been closed since January 2023. You need to be sending payments to:

Westgold Meadows HOA, c/o Associa Colorado Assoc Svcs, PO Box 94045, Las Vegas, NV 89193-4045. Include your unit address or account number in the memo field.

If you have been using bill pay from your individual bank account or sending a check to the lockbox and wish to enroll in Direct Debit, please download the form from TownSq or submit a "Request" to find out more details. It's much easier and there is no fee associated with the assessment if you take advantage of Direct Debit.

Direct debit only pulls regular monthly assessments, it doesn't pull for violation letter fees and fines. Violation letter fees and fines must be paid separately to avoid late fees and interest. Please send a check for fees and fines to the same address above.

National Lighthouse Day, August 7

Lighthouses are beautiful, and incredibly useful. On National Lighthouse Day, we celebrate how these scenic, historic structures guided sea travelers throughout the centuries.



10 Things To Do Before School Starts

Soak up the last few weeks of summer with these fun family outings. As you prepare to say goodbye to summer vacation, consider what is left on your list of things to do before school begins. Take a break from back-to-school shopping with these 10 fun ideas. Make the final days and weeks of summer memorable.

- 1. Take a hike.** Set aside a day for a kid-friendly hike, such as St. Mary's Glacier. For added fun, pack a lunch to enjoy at the top while you chat with your children about what they loved best about their summer.
- 2. Camp out.** Camping with little ones takes advanced planning, so aim for simple, carefree camping fun in your backyard. Invite a friend or two and play a game of tag with flashlights when it gets dark. Roast hot dogs and marshmallows in an outdoor fire pit or over the grill. Snuggle up under the stars, point out constellations or play a game of "would you rather" with your kids.
- 3. Bike along Platte River.** There are 28 miles of trail along the Platte River for families to enjoy together, whether you tackle the whole length or just a short portion of it. It's an outing filled with exercise and fresh air, and you can stop along the way as much as you like. Start the trail at the REI Denver flagship store and make your way through Denver to enjoy the city from a different perspective.
- 4. Check out a Rockies game.** Spend a day rooting for the home team. With Rockpile tickets priced so low, there's no reason not to head to the ballpark for a hot dog and some action-packed baseball with the whole family.
- 5. Catch a sunrise.** Whether you're peering over Lookout Mountain, posted up at Red Rocks Amphitheatre, driving up Guanella Pass, or cozied in your own backyard, a sunrise in

Colorado is one of the most wonderful beauties to witness. Wake your kids up early just one morning (if they aren't already up) to share in the first light of the day. Just think, maybe they'll go to bed early that night, and you'll be on your way to an earlier bedtime schedule for school.

- 6. Pick some fruit.** August is the month for sweet strawberries and red raspberries at Berry Patch Farms in Brighton. Load up the car with the entire crew and head out into the fields to pick fresh berries.
- 7. Take a sunset stroll.** Walk around any of the metro area's beautiful parks in the evening. Choose one with a playground so the kids can play until the sun sets, then stop and admire the last rays as a family. It's a great time to share hopes for the next school year, too.
- 8. Spend the day at a mountain resort.** The winter slopes transform into family-friendly playgrounds each summer, with a plethora of activities the entire crew can enjoy. From scenic chairlift rides to hiking trails and alpine slides, there's a little something for everyone.
- 9. Drive up Trail Ridge Road.** Spend the day enjoying everything that Rocky Mountain National Park has to offer, including hiking around Bear Lake and searching for elk herds. Make the drive up Trail Ridge Road to stand above the treeline and gaze over miles and miles of mountains and sky. Let the kids take their best photos along the way. You must make a reservation to get into Rocky Mountain National Park.
- 10. Ride the Georgetown Loop.** A scenic ride on an old mining railroad is an exceptional way to close out the summer with your family. The Georgetown Loop takes reservations online, and for an additional fee, you can enjoy a tour of a mine while learning about the history of gold mining in Colorado.

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Concerts in Clement Park

Littleton plays host to Concerts in Clement Park, a series of FREE evening concerts on Thursdays at 7 p.m. Two Performances left at the Grant Family Amphitheater. Bring your family and friends to picnic in the park and enjoy this wide range of talent. Blankets or lawn chairs are allowed. No glass containers.

Here's the 2023 Concerts In Clement Park schedule:

- August 3 — Michael Friedman Band
- August 10 — Lucky Catch

Parking is free, but please do not park at Columbine Library. Amenities near the Grant Amphitheater include restrooms, playgrounds, walking paths and picnic shelters. Picnic Shelter rentals are available by calling 303-409-2600. If shelters are not rented, they are available on a first come, first served basis.

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