



- Sign up on TownSq to keep 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. We appreciate your patience with this project and look forward to completing the project as soon as possible. Building materials have been ordered.
- 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!

## Fun Summer Events



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

summer events as well as more details!

**July 4th** – Pancake Breakfast & Bike Parade

**July 7th** – Dive-in Movie at the Pool

**August 4th** – Dive-In Movie at the Pool

**September 2nd** – Pool Closing Party

July 2023

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## Pool Is Open For The Season!

The summer season is here! Pool hours are 9am-9pm daily, through Labor Day. Did you know there is now free Wi-Fi at the pool for your convenience? Adult lap swim is Monday-Friday only, from 9-10am. The north half of the pool is reserved for this purpose.

You need an active pool access key card and

don't need to sign in, simply be safe and enjoy the Westgold Meadows HOA pool! **If you do not have a pool access card or yours doesn't work, you will not be allowed to enter the pool, pool playground, or tennis courts. There will be NO EXCEPTIONS.** Please note if a homeowner is behind in their monthly fees or have been sent to the attorney, they will not have access to the pool and tennis courts until their account is current and in good standing.

Monitors will once again be at the pool during operating hours this season, so please abide by all pool rules to make sure everyone has an enjoyable time. As always, **please be kind and respectful to the pool monitors!** They are hired to monitor pool access, maintain the pool, and to remind us to safely follow the posted pool rules. If you see something that needs attention, say something politely to them. Behavior perceived/considered as threatening to other swimmers, or the monitor, will be dealt with by law-enforcement and pool privileges will be revoked.

Are you new to Westgold Meadows? Did you lose your access key

card? Does your access key card not work? Simply use the TownSq app or go online to the TownSq website at <https://app.townsq.io/> and download the "Pool & Tennis Court Waiver Agreement". ***\*\*Be sure to include your \$25.00 deposit payable to Westgold Meadows HOA when you mail in your completed form to Westgold Meadows HOA, c/o Colorado Association Services, 14142 Denver West Pkwy Ste 350, Lakewood, CO 80401.***



## Westgold Meadows HOA Pool Rules

1. The pool is for the use of Westgold Meadows residents and their guests only. Guests must be accompanied by a resident at all times and abide by all pool rules. **No more than 6 guests per household** are allowed per visit to the pool.
2. Homeowners must hold a working pool access card that matches their residence to enter the pool area and may be requested to present a state issued valid photo id to verify proof of residency in Westgold Meadows subdivision. No exceptions will be granted for entry into pool.

*continued on page 3*

## RV's & Commercial Vehicles

Public streets run through our community. WGMHOA has rules/covenants governing parking or other activities on such streets. As of August 10, 2022, such rules and/or covenants may not be enforced by associations, as a result of added language to the Colorado Common Interest Ownership Act ("CCIOA") on public streets. WGMHOA continues to enforce these rules/covenants on common and homeowner property, but not on public streets. Curbside parking of recreational vehicles and trailers has posed a problem for some Jefferson County neighborhoods in the last several months. The sheriff's office is responsible for enforcing the parking ordinance. The ordinance does not prohibit the parking of recreational vehicles (RVs) and trailers outright. It simply limits the amount of time such vehicles may be legally parked on the street to 28 days in a year's time.

If you observe a recreational vehicle or trailer parked on a public roadway it is best to take time/dated photos that document the vehicle, make/model, Colorado plate number, dates of violation, and location(s) in the community. This will help the sheriff enforce the county regulation. It doesn't matter if a vehicle moves around in the community. If you observe a recreational vehicle or trailer for longer than 28 days in one year, please contact the **sheriff's office at 303.277.0211** to resolve the issue. If another complaint is received (a total of two) a deputy will respond. It is best for you and a neighbor to write one letter with both signatures to expedite the process. A summons will not be issued, but a deputy will tag the vehicle, ordering the vehicle to be removed within 72 hours. After 72 hours, the sheriff's office may tow the vehicle as abandoned.



## Westgold Meadows Homeowners Association

Colorado Association Services, AAMC® – an Association Company  
14142 Denver West Parkway, Suite 350, Lakewood, CO 80401  
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.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

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	Focus	Criteria for Inspections
July	Driveways, Pathways, Porches, Retaining Walls, & Borders – A poorly maintained driveway or walkway can lower your home's curb appeal significantly. Uneven or damaged concrete is a safety hazard to everyone walking on it. Boost curb appeal, protect, and keep everyone safe!	Unmaintained retaining walls/borders, surface flaking/excessive cracking impacting 25% or more of driveway, & large cracks/shifting concrete posing safety issues 
Summer Months	Landscape	Brown/dead/overgrown/bare lawns, overgrown weeds in grass/rocked/garden areas, tall weeds, stumps, trees/shrubs encroaching sidewalks, & dead/diseased trees

## Pool Rules, *continued from front page*

- Homeowners must be current on dues and in good standing and without violation fines.
- Pool hours: The pool is open for use between the hours of 9:00am and 9:00pm.
- For safety concerns, children under the age of 12 must be accompanied by an adult unless such individuals can demonstrate swimming proficiency through Red Cross or similar certification.
- Persons having infections, contagious diseases, open sores, bandages, cuts or are not permitted in the pool or pool area.
- Horseplay, running, spitting, undue splashing, water guns and excessive noise or profanity will not be allowed.
- Frisbees and balls are NOT allowed except splash balls and other small, soft pool toys.
- Small inflatable rafts may be used ONLY if they do not interfere with other swimmers.**
- No diving is allowed.
- All swimmers must wear swimming attire. No cut-offs or shorts are allowed.
- Diapers, whether disposable or cloth, MUST be covered with rubber pants (Swim diapers highly recommended).
- No BBQ or gas grills are permitted.
- No alcoholic beverages or drugs of any kind are allowed in the pool area.
- All food items are restricted to the perimeter area of the large pool only or the playground picnic tables.
- Absolutely no glass objects or glass drink containers are permitted in the pool areas at any time.
- Trash shall be disposed of in the appropriate containers.
- With the exception of service animals, pets are not allowed in the pool areas.
- No smoking/vaping/or tobacco/cannabis products of any kind are permitted in the pool areas.
- POOL MUST BE EVACUATED WHEN LIGHTNING, THUNDER OR RAIN IS PRESENT. POOL WILL BE CLOSED WHEN TEMPERATURES ARE BELOW 65 DEGREES.



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## UNDERSTANDING THE HOA RESERVE FUND & CURRENT DEFERRED MAINTENANCE ITEMS

Maintaining a homeowners' association's (HOA's) financial health is a key responsibility of the board of directors. A task that can be easily overlooked, creating a reserve account to cover future repairs and replacement of major assets is crucial to successfully fulfill this duty.

### 4 Benefits of Well-Funded HOA Reserves

- Proven Responsibility
- Guaranteed Preparation
- Increased Lender Confidence
- Buyer Attractiveness

**GOAL:** Fully fund reserves at 100% to maintain all common grounds/property while maintaining home property values.

**GOAL:** Utilize a current examination of the association's reserve needs to accurately as possible estimate future cash reserves necessary without sacrificing the day-to-day functions and operation budget.

### What are reserve funds used for?

- Roof replacements
- Pool pumps and major restoration
- Playground equipment
- Fencing in common areas
- Major landscape projects
- Construction & major renovations
- Offset annual budget

### Deferred Reserve Maintenance Items:

- Bathroom Mold Remediation/Shower Remodel - \$49,500
- Monument Sign - Est. \$52,201 minus insurance adjustment
- Parking lot resurfacing - Est. \$50,000
- Digitalize Homeowner Files - Est. \$5,000
- Landscape beautification project - entry & Simms St., and beauty rings around trees - Est. \$25,000
- Irrigation System Rebuild & Map - Est. \$15,000
- Heating - Vent Correction/Clean - Est. \$5,000
- Cabana crawl space remediation - Est. \$11,000
- Pool/Tennis Fence Repaint - Est. \$12,000

**Why does my HOA need a reserve fund?** A reserve fund is your community's way to plan and prepare for the inevitable repairs and updates you know will happen, such as replacing a shared roof or resurfacing common roads and driveways. An up-to-date reserve fund is critical to the financial management of a community and is required by law in Colorado.

**How are HOA reserves funded?** Reserves are funded by association member assessment, dues, fees, and fines. Additional money can come from interest and returns earned from existing reserve funds.

**How much money should an HOA have in its reserve fund?** Every HOA is unique and will require a different reserve amount depending on its needs, size, type, location, and other factors. To decide how much money is enough for your community, you'll need to identify what your association owns, estimate when things will need to be replaced, and then calculate how much everything is going to cost. A Reserve Specialist or Reserve Analyst can perform a professional reserve study to help determine the appropriate amount.



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Mile Hi Church  
9077 W Alameda Ave  
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### Sundays

#### HIGHLANDS RANCH

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

### Wednesdays

#### LITTLETON

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7301 S. Santa Fe Dr.  
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Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or [getinfo@ColoradoLasertype.com](mailto:getinfo@ColoradoLasertype.com) to place an ad. To view our display ad prices, visit our website at [www.ColoradoLasertype.com](http://www.ColoradoLasertype.com). The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th. Residents placing ads to sell household items are not charged a fee.

## Fourth of July Fireworks

The first fireworks were used as early as 200 BC. The tradition of setting off fireworks on the 4th of July began in Philadelphia on July 4, 1777, during the first organized celebration of Independence Day. Ship's cannons fired a 13-gun salute in honor of the 13 colonies. The Pennsylvania Evening Post reported: "at night there was a grand exhibition of fireworks (which began and concluded with thirteen rockets) on the Commons, and the city was beautifully illuminated." That same night, the Sons of Liberty set off fireworks over Boston Common.





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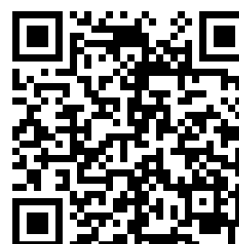
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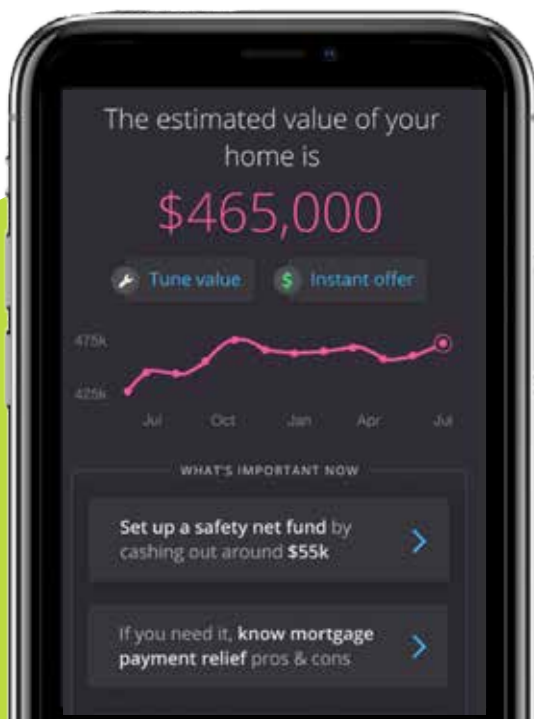
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