



- 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.
- Both bathrooms at the cabana had significant mold remediation completed in the past months, due to years of neglect. Showers will have all new wall/ceiling/floor tiles, fixtures, as well as new toilets for your use when the pool opens Memorial Day weekend. Additional no slip mats have been added for your protection.
- The old monument walls at the entrance have been removed, as well as a few trees. The new monument contractor has submitted the permits to 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.
- The dog waste stations at Hidden Park and the basketball court park on S. Youngfield St. are now serviced every other week by Pet Scoop. Doggie bags will be stocked, trash liners replaced, and waste will be disposed of throughout the entire year.
- The asphalt pathway through Hidden Park has been replaced with grey breeze and is open for all to enjoy. Final sod restoration will be completed soon.

June 2023

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A Publication of the Westgold Meadows Homeowners Association



8AM – 1PM FRIDAY and SATURDAY JUNE 9 & 10
Advertising & Directional Signs provided!
Have Some Fun & Get Rid of Your Unwanted STUFF!

If you would like to participate, please email, text, or call by June 5th:
peterlelong76@gmail.com or 303-483-3179

Pool Is Open For The Season!

The summer season is here! Come and enjoy the pool from 9am – 9pm daily. Many thanks to the WGM Social Committee and sponsors for a wonderful and fun pool kickoff party. Did you know there is now free Wi-Fi at the pool for your convenience?

Recently, homeowners asked about having an adult lap swim time. During the month of June, from 9-10am, Monday – Friday only, the north half of the pool will be designated for adult lap swimming without lanes lines. If enough homeowners take advantage of the adult lap swim time, it will continue through the remainder of the summer and possibly be extended into the weekends as well.

You will need an active pool access key card and do not 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 is 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/bathrooms, and to remind us to safely follow the posted pool rules. If you see something that needs attention, say something politely to them.



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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Understand Rules and Avoid Violations



To keep the community looking and functioning at its best, a homeowner's association has several regulations that residents must abide by. These rules are designed to support the neighborhood, increase home values, and make the community a safer, more enjoyable place to live.

As a member of the association, it's important to understand these rules and expect the board and management company to enforce them equally and fairly. Revisit the TownSq app or the TownSq website at <https://app.townsq.io/> to familiarize yourself with your HOA's governing documents, rules and community guidelines that are all available in the Tools/Documents/Governing Documents section. This will help homeowners avoid warnings, violations, fines, and administrative fees.


To help homeowners be proactive and sustain a comfortable environment, we suggest you inspect and maintain your property regularly, but especially prior to the monthly focused inspection timeline that has been set for Associa. Associa is contracted to inspect properties a minimum of two times per month. The Board has provided the community manager with set criteria and photo examples to use during inspections. This allows for consistent and fair enforcement of governing documents.

If you recognize you have a possible violation and need time to resolve it prior to receiving a warning letter, simply put in a request to TownSq or an email to Associa to be proactive. When Associa completes an inspection of homes, homeowners will be sent a violation notice and assessed a \$10 Admin/Compliance Fee on their account. You will have up to 14 days

to cure the violation and avoid a fine. HB22-1137 requires all violation letters to be sent via mail. This fee is one that is disclosed on the schedule of fees in the Management Agreement between WGM and Associa. The fee is a reimbursable charge, which means the HOA can pass the fee on to the homeowner receiving the violation notice. The Board, as do most Boards, feels that the HOA should not have to cover the cost of a homeowner's violation so the Admin/Compliance Fee is passed on to the homeowner receiving the notice. Associa does not have the authority to waive that fee. If there is a violation notice mistake, homeowners who wish to request the fee be waived will be invited to speak during the Homeowner Forum, which takes place at the end of each monthly Board Meeting.


- **Warning Letter** - Up to fourteen (14) days to cure - \$10 Admin/Compliance Fee, No fine
- **First Violation Notice** - (of same covenant or rule) \$100.00 fine - Thirty (30) days to cure - Certified Letter - \$10 Admin/Compliance Fee
- **Second Violation Notice** - (of same covenant or rule) \$150.00 fine - Thirty (30) days to cure - Certified Letter - \$10 Admin/Compliance Fee
- **Third Violation Notice** - (of same covenant or rule) \$250.00 fine - Up to seven (7) days to cure - Certified Letter - \$10 Admin/Compliance Fee

The HOA may turn over any violation to the HOA's attorney to take appropriate legal action once the two thirty (30) day cure periods have expired and the violation remains uncured.




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	Focus	Criteria for Inspections
June	Landscape & Weeds – There are many benefits to landscape maintenance: faster growth in plants/trees, overall appearance, & more resistant to weather conditions. A property with a well-maintained landscape provides a clean and safe environment for you, your family, & guests. Preserve that curb appeal.	Brown/dead/overgrown/bare lawns, overgrown weeds in grass/rocked/garden areas, tall weeds, stumps, trees/shrubs encroaching sidewalks, & dead/diseased trees 
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
Winter Months	Snow Removal	Snow removal within 24 hours after a storm (all sidewalks around the perimeter of the property and driveway)



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Fun Summer Events

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

June 2nd – Dive-in Movie at the Pool

July 4th – Pancake Breakfast & Bike Parade

July 7th – Dive-in Movie at the Pool

August 4th – Diver.com or 303-483-3179

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.*



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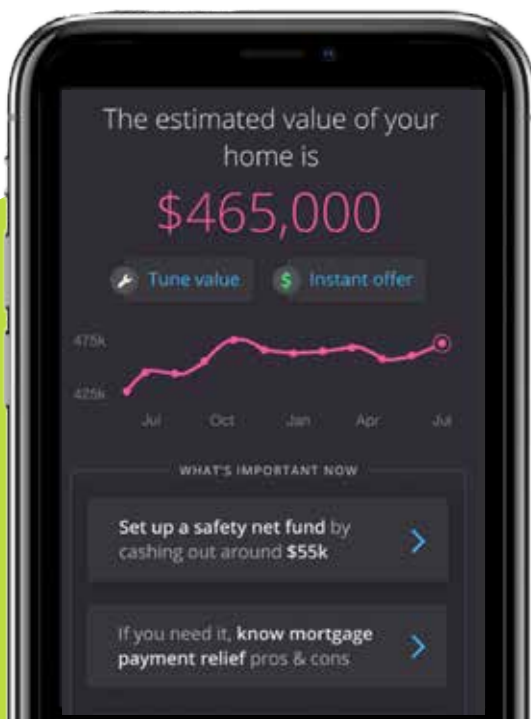
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