



WHAT'S NEW

- The new entrance monument is complete. We are in the process of submitting claims to the insurance company of the driver who crashed into it. New landscape around the monument is next on the agenda to wrap up the project.
- Do you have an HOA topic you would like to see in the HOA newsletter? Submit a "Request" in TownSq.

EVENTS

- **October 15th** – Fall Festival, 12-2pm, Mossbrucker Park
- **October 21st** – Bulk Item Clean Up, Republic Services. For more information, please refer to the bulk item pickup list.
- **November 28th** – ANNUAL MEETING: 7pm (check in starts at 6:30pm), at Mount Carbon Elementary, in the cafeteria. Attendance at this meeting is very imperative, as all residents have the opportunity to ratify the budget, give input, and guide the management and maintenance of the association. Please plan on attending the annual meeting this year. It is imperative every homeowner is represented to meet quorum and ratify the budget that meets the operating needs, as well as starts to fully fund the reserve fund budget per the recommendation of the reserve study. We have the opportunity to maintain and thrive, if homeowners do something about it, otherwise, the community will continue to be underfunded and the community will be placed into a financial burden no homeowner wants to encounter long term. Budget reports, planning, election of officers, general business, and homeowner's forum all take place at the annual meeting. There is one 3-year Board position open. If you are interested, please attend Board meetings to learn more and submit a completed application to be considered and nominated. Applications are available in TownSq.
- **December Holiday Event** – TBD

October 2023

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BUDGET FACTS

- Board members have a challenging task in striking a balance between containing costs to help maintain steady assessments and making conscientious investments to enhance the community. Projecting and monitoring the financial condition of the community is one of the biggest responsibilities of a board.
- The bottom line is that we've all been experiencing historical inflation levels, which are thankfully waning. The Board's opinion is that deferred and neglected maintenance decisions by previous boards and previous management company's lack of management/inspections over a decade have hugely impacted the HOA budget.
- WGM is not immune to financial conditions the rest of the country has been enduring, and as such, increased assessments are warranted.
- A community's operating budget needs to keep up with inflation and rising costs for the services and amenities provided by those fees. Inflation has impacted the operating budget the most with an increase in: insurance, contractors to complete repairs, materials for repairs, utilities, landscaping, snow removal, administrative and management fees, pool chemicals, pool supplies/repairs, legal services, and office supplies.
- The goal of the HOA Board is to get homeowner participation ratify the budget.
- It requires 2/3rds of homeowners to increase the monthly assessments beyond CPI (Consumer Price Index). CPI was around 8% in 2022.
- Governing documents state the monthly assessments can be raised at the current CPI (Consumer Price Index) with a Board vote only. The CPI percentage in 2022 increased WGM assessment by \$4.21.
- When a Board elects to not raise the assessments to meet the Reserve Study recommendation, the reserve funds become underfunded and do not meet the needs earmarked for proposed large-scale maintenance, replacements and repairs and strategic capital improvements. Per our governing documents, we are required to maintain 70% fully funded reserves.

continued on page 4



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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.

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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How Do Our HOA Fees Compare?

HOA	Pool	Tennis Courts	Clubhouse	Trash Provided	Common Grounds: Landscaping/Snow Removal	Community Park	HOA Monthly Fee	Reconciliation
Westgold Meadows	YES	YES	YES	YES	YES	YES	\$57.21	
Governor's Ranch	YES	YES	YES	YES	YES	NO	\$77.42	
Dancing Willows	YES	NO	YES	YES	YES	YES	\$130	Maintenance Grounds, Road Maintenance, Snow Removal, Clubhouse, Park, Parking, Playground, Pool, Trail(s)
Grant Ranch	YES	YES	YES	NO	YES	YES	\$70	trails
The Meadows HOA	YES	YES	YES	YES	YES		\$61.69	Park, Playground, Pool, Tennis Court(s), Trail(s), Recycling, Trash
Woodlane	NO	NO	NO	YES	YES	NO	\$35	
Highlands Ranch	YES	YES	YES	YES	YES	YES	Multiple (Master Assn. & Others) \$76.25	

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
LITTLETON
JUNE 14 - SEPTEMBER 27
Aspen Grove
7301 S. Santa Fe Dr.
10am-2pm or Sellout

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Robyn Wise
Class of 2007 (Alumni, Parent & Staff)



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www.frcs.org

Budget Facts, *continued from front page*

- The reserve fund account provides boards the fiscal maneuverability to turn expectations into realities in due time, without the financial burden on homeowners that can come from imposing a special assessment.
- If an HOA doesn't have adequate funds for projects and repairs, they may have to consider securing a loan or impact every homeowner with a special assessment if homeowners are against assessments being increased. Special assessments need to be a last resort and are not favorable.
- Homeowners that pay their share over time to reduce the immediate impact cost of common area improvements help to spread and assign costs over time.
- New Colorado legislation has placed an administrative financial burden on HOA's, as well as the new laws override the association's governing documents.



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Westgold Meadows HOA Community Bulk Item Event October 21, 2023

Items below are accepted in a bulk item pick up event
with the exception of the NOT ACCEPTED ITEMS LIST.

Limit 5 items per resident.

Please have your items out on the curb by 7am.

- | | |
|--|---|
| • Branches/Yard Waste - | • Mattress/Box Springs |
| • Bundled 4 ft Sections | • Microwave (portable/
non-mounted only) |
| • Carpet Bundled (per roll) | • Recliner |
| • Chair | • Sofa |
| • Coffee Table (small) | • Sofa Sleeper |
| • Construction Material
(limit is 1 container/bundle) | • Stove |
| • Desk | • Table |
| • Dishwasher | • Toilet (porcelain only) |
| • Door | • Tub (porcelain only) |
| • Dresser Large
(5 or more drawers) | • Washer/Dryer |
| • Dresser Small (4 drawers) | • Water Bed/Each Section |
| • End Table | • Desktop Printer |
| • Garage Door (4' per section) | • Lawn Mower - no oil, no gas |
| • Hot Water Heater | • Table Saw |
| • Love Seat | • Ping Pong Table (folded) |



NOT ACCEPTED ITEMS

- | | | |
|---------------|------------------------|------------------|
| • Appliances | • Freon: Refrigerators | • HazMat |
| • Cast Iron | • & Air Conditioners | (special waste) |
| • Computers | • Cement, Dirt, | • TVs & Monitors |
| • Electronics | • Rocks, & Steel | • Tires |

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3rd Annual Pup Strut!

Saturday, October 14, 2023, 11 a.m.- 2 p.m.

Benefits the Humane Society of The South Platte Valley.

Bring your family, friends and of course your dog!

- 1.4 Mile Walk around Johnston Reservoir + Food + Drinks + Entertainment + Activities
- Dog Walk - gather at 11:30 am by the reservoir
- Costume Contest - gather at 12:30 pm by the Adoption RV
- Small and Senior Dog Races - following Costume Contest (approx. 1:15 pm)

We will be located on the west side of Clement park, in the pavilions closest to the reservoir (O,P,Q). To get to those pavilions, enter the park at the library (Bowles and Long). Please do not park in the library parking lot. Please pass this info on to your guests!

Can't make it to the event but still want to help the animals? Check out our virtual ticket option and still receive a super cool Pup Strut T-shirt!

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