

WHATSNEW

- 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.



- 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.

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- 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 largescale maintenance, replacements and repairs and strategic capital improvements. Per our governing documents, we are required to maintain 70% fully funded reserves.

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December Holiday Event – TBD



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.

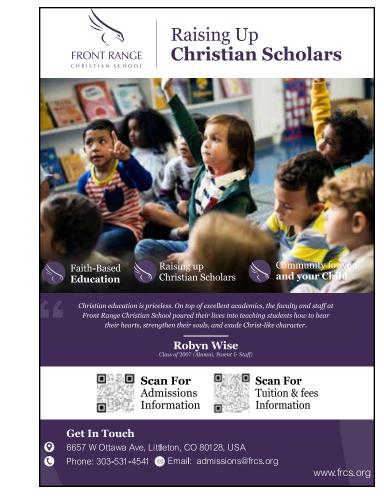
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This Space Intentionally Left Blank for Teen Services

How be our now rees compare:								
НОА	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	

How Do Our HOA Fees Compare?





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.



✓Wine Rooms ✓Mirror Walls ✓Shower Enclosures ✓Windows Mirrors ✓Home Office Enclosures ✓Custom Glass ✓Window Screens

Westgold Meadows HOA **Community Bulk Item Event** October 21, 2023

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

Limit 5 items per resident.

• Mattress/Box Springs

non-mounted only)

Recliner

Sofa Sleeper

Washer/Dryer

Desktop Printer

Table Saw

Turning 65 or Retiring Soon?

Questions About Medicare?

Sofa

Stove

Table

Microwave (portable/

Toilet (porcelain only)

Water Bed/Each Section

Ping Pong Table (folded)

Lawn Mower - no oil, no gas

Tub (porcelain only)

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

- · Branches/Yard Waste -Bundled 4 ft Sections
- Carpet Bundled (per roll)
- Chair
- Coffee Table (small)
- Construction Material (limit is 1 container/bundle)
- Desk
- Dishwasher
- Door
- Dresser Large •
- (5 or more drawers)
- Dresser Small (4 drawers)
- End Table
- Garage Door (4' per section)
 - Hot Water Heater
- Love Seat

NOT ACCEPTED ITEMS

- **Cast Iron**
 - Computers Cement, Dirt, .
 - Electronics Rocks. & Steel
- SERVICES
- (special waste)

REPUBLIC

- **TVs & Monitors**
- Tires

WE MAKE MEDICARE EASY!

HealthCare Benefit Services

We are a LOCAL **Insurance Agency** that can help you!

"Sarah & I wanted to thank you Jenell, for helping us with this cluttered world of Medicare. We really appreciate the insight & understanding you provided, we could not have done this without your help. Thank you so much!" ~ Sarah and Kevin L.

We'll explain your options so you can make an informed decision

- When and how to sign-up for Medicare? What are Parts A, B, C, D?
- No fee or obligation for an analysis specific to your situation
- How much will Medicare "cost"?
- Should you stay on your employer group plan?
- Medicare Supplements vs. Advantage plans



"I called Jenell after struggling for weeks to pick a Medicare plan. She gathered all my information,

assessed my needs and narrowed down my choices to four different plans to choose from. HealthCare Benefit Services made what seemed to be an overwhelming task simple. I would highly recommend them." ~ Kevin D.

Current Medicare Members:

Annual Enrollment Period is almost here! October 15 - December 7. Don't miss this opportunity to have your plan reviewed!

We are Medicare Specialists representing all available plans.

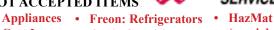
We represent 14 organizations which offer 113 products in the state of Colorado. You can always contact Medicare.gov, 1-800-MEDICARE, or your local State Health Insurance Program (SHIP) for help with choices.

Family owned and operated for 35 years 6638 West Ottawa Ave #120, Littleton, CO (Near Pierce and Coal Mine)

Call Jenell Sobas 303-973-6636

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Furnace inspection w/ CO detection - \$49.99. Emporia Home Services, Your local HVAC Company. 303-909-2018. (parts/addit. labor not included)

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Tutoring - provides homework help, strengthens skills, and/or enrichment. Call/text Nancy, licensed teacher K-6, 303-932-9745 for availability.

JACK OF ALL TRADES. Residential and Business Maintenance, Repairs and Remodels What do you need done? Burt 720-532-2685 or burtagent@gmail.com.

Tree Pruning and removal Specialists. Call Mr. B! Free est., ins., 30 yrs. exp. 303-932-2514 **Mike the Plumber -** Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139

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DENVER'S PREMIER GAS FIREPLACE SERVICE. All Brands | 30 Years | Family-Owned & Operated a SAFE HOME Gas Fireplace Service, Inc. 303-973-5848 www.agasfireplacerepair.com

Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at **303-979-7499** or **getinfo@ColoradoLasertype.com** to place an ad. To view our display ad prices, visit our website at **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.

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!

-https://e.givesmart.com/events/xHx/



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Pre - Winter Pruning

 Reduces weight and risk of limbs breaking

• Reduces amount of energy needed to survive winter

 Higher success rate in the spring



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10% Winter Discount is back!

Autumn Tree Lawn & Landscape offers a 10% winter discount on pruning and removals, when authorized work will be scheduled between December 1st 2023 -March 1st 2024 Colorado Lasertype 7142 W. Morraine Dr. Littleton, CO 80128 303-979-7499 getinfo@coloradolasertype.com

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Westgold Meadows Homeowners Association / October 2023

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My professional marketing includes a comprehensive Seller's Guide and complimentary professional photos for listings. I offer an extensive list of service providers for all home needs, allowing me to focus on selling your home and securing the best deal for you.

Above all, my business stands on honesty, integrity, and transparent communication.



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