



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.
- Hopefully, the entrance monument construction is wrapped up as you are reading this newsletter and it welcomes all to Westgold Meadows. Next up, landscaping around it.

EVENTS

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

- **September 2nd:** Pool Closing Party & Food Trucks. The Westgold Meadows Social Committee is excited to announce the end of the year pool party! Come out and celebrate another great summer and pool season! Slife's Devil Dogs Food Truck will be on-site at the cabana providing a meal consisting of a burger or dog, chips, drink and a shaved ice treat. Day-of cost will be \$15 a meal, but PRE-ORDER to reserve a meal for \$10 with the \$5 discount provided by the Westgold Meadows Social Committee. Use this link to pre-order: forms.gle/p1FHbeicP8HEJ56Z6
- **September 4th** – Last day to swim for the season
- **October 15th** – Fall Festival, 12-2pm, Mossbrucker Park
- **Fall Fest:** – TBD
- **November:** – TBD. Annual Meeting: Please plan on attending the annual meeting this year. It is imperative every homeowner is represented to meet quorum and vote on a balanced budget that meets the operating needs, as well as starts to fully fund the reserve fund budget per the recommendation of the reserve study. This is your opportunity to make a difference and attend. 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.
- **December:** Holiday Event – TBD

September 2023

Vol. 10 No. 09 • Circulation: 570

A Publication of the Westgold Meadows Homeowners Association

DID YOU KNOW?

- The goal of an HOA Board is to get homeowner participation in the annual budget and have them vote.
- A community's operating budget needs to keep up with inflation and rising costs for the services and amenities provided by those fees
- 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 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.
- Pulling and spraying all weeds in rocked areas, as well as keeping the rock replenished and covering up landscaping cloth will help you avoid a landscape violation letter. Simply spraying/cutting down weeds will not resolve the problem and you will still be in violation.
- Homeowners are responsible for maintaining the property around the entire home, including the side/back of the home that meets up to a sidewalk or behind a fence. The HOA doesn't spray or pull weeds, except on common ground areas.

continued on page 2



Did You Know, *continued from front page*

- **HB 22-1139** added a new Section 38-33.3-106.5(1) (d.5) to CCIOA, which prohibits associations from regulating use of any public rights-of-ways running through their communities. This prohibition holds true, regardless of anything associations may have written in their governing documents. Associations attempting to regulate parking, vehicle storage, or other activities on public rights-of-ways will be in violation of State law.

With that said, the Board highly encourages all homeowners to voluntarily adhere to the originally agreed upon vehicle, trash/recycle can, dumpsters/roll offs, and storage pod restrictions on streets in the community. Communities look much better and have higher resale value when they don't have commercial and recreational vehicles, portable basketball hoops, and garbage/recycle bins on the street. Jefferson County restrictions are still in effect and enforced.



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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@coloradolaserlype.com

To find ad rates and discounts, go to www.ColoradoLaserlype.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.

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

LAKESWOOD

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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Colorado Wildlife Events and Festivals

FALL BIRDING FESTIVAL AT BARR LAKE

Barr Lake State Park, Brighton

(early-September)

Fly over to Barr Lake State Park to celebrate the fall bird migration, an experience worth sharing with others. Be entertained at this festive community event filled with food, fun, and lore—something for everyone. Plan for a day packed with free food and activities. The Fall Birding Festival is free, but a valid parks pass is required for each vehicle that enters the park.

For more information about the Fall Birding Festival, call Barr Lake Nature Center at 303-659-6005 or send an e-mail to barr.lake.nature.center@state.co.us.

LIVING HISTORY DAYS

AT STAUNTON STATE PARK

(early-September)

Meet at the Group Picnic Area (10am-3pm) to view the local historic group's displays and try square dancing! From there, embark on a treasure hunt to find the Reynold's Gang's gold! The treasure hunt meanders through the historic Cabin District and ends at the original Staunton Cabin (35min. hike). Folks dressed in historic garb will greet visitors with cowboy music and Johnny cakes with lemonade. Enjoy demonstrations such as a Mountain Man campsite, trapping and hunting, medicinal and edible plants, as well as games, crafts and blacksmithing.

ANNUAL CELEBRATING BIRD MIGRATION

Waneka Lake and Greenlee Wildlife Preserve, Lafayette

(late-September)

Explore the wonderful world of birds in a beautiful place! See a live hawk and other birds of prey up close and view birds in the wild through spotting scopes and binoculars. Learn about migration, marshes and the role avian friends play in our lives. Enjoy art projects and a scavenger hunt.

The 1/3 mile walking path between the parking area and Greenlee Wildlife Preserve will feature several local organizations with great activities and displays to offer! This free, public event is suitable for all ages and will also feature an array of fine door prizes.

This program begins at the Waneka Lake East parking lot, where Emma St. ends at Caria Drive in Lafayette. For more information, contact Martin Ogle at Martin@EntrepreneurialEarth.com or 720-612-0506.

ESTES PARK ELK FESTIVAL - Estes Park

(late-September/early-October)

A two-day festival, as described on the event's website: "Elk Fest offers visitors a chance to view elk during the rutting season in the wild, as well as expand their knowledge of elk. Learn more about elk, their habitats, and how to observe them in the wild. Held in Bond Park, located in downtown Estes Park, Elk Fest will offer bugling competitions, educational areas, seminars, music by the Elktones, Mountain Man Rendezvous, Native American storytelling and music, guided elk viewing tours, and vendors that offer art from oils and pastels, hand made elk-ivory jewelry, scrimshawed antler knives, elk antler lamps and chandeliers, elk hide pillows, silver and gold jewelry, and elk antlers." Find out more from the Estes Park Elk Fest website, including schedules and costs (for elk viewing tours), or write to the event organizers.

— <https://cpw.state.co.us/thingstodo>



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Local Corn Mazes

ANDERSON FARMS

6728 County Rd 3 1/4, Erie, CO 80516

The maze at Anderson Farms is open day and night and is never haunted. The maze is divided into four sections; they will be indicated on your punch card. Do one section or complete all four! There are six checkpoints hidden in each of the three larger sections of the maze, totaling 18 checkpoints.

THE PATCH IN ELIZABETH

Opens September 23, 2023

39980 Fox Trot Cir, Elizabeth, CO 80107

Our maze is carved into a whopping 4 acres of tall corn stalks! We put activity stations along the paths with fun facts and quizzes to help you choose a direction for your exploration. We also plant a mini-maze for younger guests.

CHATFIELD FARMS

Fridays – Sundays, Sept. 15 – Oct. 29, 9 a.m. – 5 p.m.

Chatfield Farms Location

8500 W Deer Creek Canyon Road

Littleton, CO 80128

It's time to "seas" the day as you dive in to explore our seven-acre corn maze. This year's maze has a sea-creature theme for fun twists and tricky turns. The maze can be viewed from a 15-foot-tall bridge. Visitors under the age of 10 can explore the corn mini-maze.

In an effort to reduce waste, printed maps will not be available at Corn Maze. General admission tickets are not available Friday – Sunday during Corn Maze. Last entry is 5 p.m. Corn Maze events and our site close at 6 p.m. Halloween masks and costumes are not permitted on the premises. Tickets must be purchased in advance for a specific time. No onsite ticket sales.

COTTONWOOD FARMS

September 23 - October 31, 10 a.m. to 6 p.m.

10600 Isabelle Rd. Lafayette, CO Corn Maze

Bring the whole family for a walk in the corn maze. Our two acre corn maze provides the real feel of being on the farm. Cut by hand, not by tractors, it allows our paths to be narrower, and the experience more personal. Listen to the corn rustling in the breeze as it dries down in preparation for harvest. Hear how the corn mutes the sounds of the outside world. Let your little ones lead the way as you try to find the exit. Many people value the experience so much that they turn around and go in again.



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38th Annual Sunnyside Festival

Come out and join us on September 16, 2023 at Clement Park for one of the longest standing, family-fun community events – the Sunnyside Festival. Celebrating our 38th anniversary, Sunnyside Festival is one of South Jeffco's largest community events to help support our local Foothills Parks & Recreation District. A fun and exciting lineup of local food and culture, family fun, kids activity fair, business and craft expo, car show, craft beer tasting and more.

–<https://sunnysidefest.com/>

Sept. 10: National Grandparents Day


Some grandparents take on childcare duties or support parents in other ways. Celebrate the grandparents in your life by spending time with them or doing something nice for them, like cooking dinner. Consider also going to visit the elderly who are without family to keep them company on this day.



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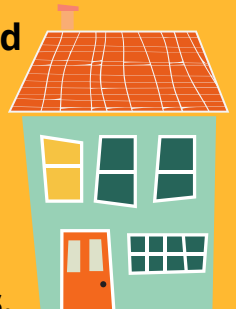
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