



*A Publication of the Woodbourne Homeowners Assoc. ❖ Woodbourne is a Covenant Protected Community*

April 2024

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## Annual Homeowners Meeting: Tuesday April 16th, 2024

The Annual Homeowners Meeting will be held on Tuesday April 16th, 2024, at 7:00 p.m. at the Chatfield Senior High School library. We need to meet a 25% quorum (102 households) in order to conduct any business. Please attend this meeting so you can be updated on neighborhood information, give input to the Board, and help elect Board members (or volunteer yourself!). If you cannot make it, please submit a proxy prior to the meeting. We look forward to seeing you there!

## Clubhouse Renovation Updates

By the time you are reading this newsletter, renovations are hopefully more than halfway done. We will share photos and updates in the next newsletter. And thank you again for all the interest we received for the pool clubhouse tables and chairs – they were quite the hit and were claimed in about 30 minutes. We are happy that they'll be put to good use by those around the neighborhood. See more updates on page 3.

## Annual Homeowners Meeting

April 16th, 2024, 7:00 p.m.  
Chatfield Senior High School library

## Notes From The March Board Meeting

Happy Spring!

Tuesday April 16th at 7:00 p.m. (6:30 p.m. soft start for proxy counting) will be the annual resident meeting. We hope to acquire a quorum of at least 102 residents in participation, either via in-person or through a completed proxy form. Mailers with the notice of the meeting and proxy were being seen in the mail around March 20th. Please email any board member if you would like to submit a proxy form and we will pick it up. Otherwise, please follow the steps for submission in the mailer. The annual meeting is a chance to come together and appreciate our neighborhood, while providing a forum for discussion and comradery.

The cracked pipes servicing the wader pool have been repaired and we hope that by the time this newsletter is delivered we will be working to replace the 30-year-old pool filter and motor. We have contracted with All Star Pool Management again this season. John and his staff were extremely diligent and supportive of our community last season, and we look forward to another great summer. Depending on resources, we hope to provide a section of new pool furniture and the addition of a few movable tables to allow more people to sit poolside. Speaking of swimming – the Wave is in full force and has worked tirelessly to recruit new members to ensure the viability of future team participation. There will be three home meets this season, and the Wave team will also



be sponsoring another end of summer party and possibly other events along the way. Keep an eye out for future communications with updated activity dates. The pool will officially open for the season at 10:00 a.m. Saturday, May 25th!

For those affected by the large mid-March storm, we understand that tree/landscaping companies are in high demand and ask that you address broken tree/limb removal when you are able. If you intend for Waste Connections to remove them, no part of the tree may be larger than 36 inches, and branches must be bound with string or twine. If limbs fit into the trash bin (door closed), they will be taken with normal trash. Full limbs or uncut branches will be left on the curb.

As always, we ask that any resident yard projects that require Architectural Control Committee approvals be submitted as soon as possible. We want to be able to facilitate full reviews and communication of project expectations in a timely manner. The committee does technically have 30 days to review and respond to any request, but we attempt to service each request much quicker. Roofing, windows, exterior paint, landscaping, fencing, storage sheds, play structures, decks, free-standing structures and any other externally visible project requires ACC

*continued on page 3*

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## Board Members 2023/2024

**Errin Elizondo, President**, ErrinE@woodbournehoa.com  
**Sheryl Archuleta, Vice-President**, SherylA@woodbournehoa.com  
**Darrel Loyd, Treasurer**, DarrelL@woodbournehoa.com  
**Tony Brown, At-Large**, TonyB@woodbournehoa.com  
**Simon Weinstein, At-Large**, SimonW@woodbournehoa.com  
**Adam Sherris, At-Large**, AdamS@woodbournehoa.com

**WOODBOURNE WEB SITE:** [www.portal.accuinc.com](http://www.portal.accuinc.com)  
 Sign in and you will be directed to Woodbourne’s community page.

Melissa Stern, Community Manager  
 303-733-1121 and [support@accuinc.com](mailto:support@accuinc.com).  
 Home Owner Education: [www.altitude.law](http://www.altitude.law)

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### 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 [info@woodbournehoa.com](mailto:info@woodbournehoa.com). No endorsement of any product or service is implied or stated by its inclusion in the newsletter. **All articles must be approved by the editor for publication, or as space permits.**

## Clubhouse Reservations


The Woodbourne clubhouse is available until 10:00 p.m. on Sundays through Thursdays, and until midnight on Fridays and Saturdays. Reservations can be made through the community homeowner portal. First, navigate to [portal.accuinc.com](http://portal.accuinc.com) and login in with your email address and password. Next, click on the “Calendar & Events” tab located on the left hand side. Then click on the “Amenity Calendars” link under the “Calendars & Events” header. Click on the “New Reservation Request” tab and click on the “Timeline” tab at the top of the calendar. This will take you to the page where you will enter all of the information that is required to make a reservation. If you also want to reserve the pool, please contact the pool management company as well.

## Advertise in this Newsletter!

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.

**Newsletter Connections: 303-979-7499 or [info@newsletterconnections.com](mailto:info@newsletterconnections.com)**

To find ad rates and discounts, go to [NewsletterConnections.com](http://NewsletterConnections.com) or scan QR code.



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## Notes, *continued from front page*

submission and review. Typically projects like home gardens, back yard grass, flatwork or other decorative additions that are less than 6ft tall and/or invisible to close neighbors are not required for approvals. The State of Colorado has recently approved many new options for backyard designs that require less organic material and/or low water use. Feel free to research the options via <http://growgive.extension.coloradostate.edu/garden-plans>. As always – full redesigns require ACC approvals.

— Your Woodbourne HOA Board

## Special Events

Special events are a vital part of bringing the Woodbourne community together. The Board is releasing this list of events for 2024 with the qualification that any listed event may be cancelled, rescheduled or postponed. The list here includes the current dates for these events. More information will be provided as it is made known.

- April 16 – Annual homeowners meeting
- May 25 – Start of pool season
- July 4 – Bike parade and pool celebration

## Violation Report

All reported violations through mid-March are categorized below. This includes everything from an initial warning letter to fine imposition:

- Holiday Lights/Decorations* – 2
- Trash/Recycling/Compost Container* – 3

If you would like to report a violation, please contact Melissa Stern at ACCU.




## Clubhouse Renovation Updates (continued)


As a reminder, the dumpster sitting in the parking lot is for our renovation project only. We ask residents to please not dispose their personal items or other materials in there, as there is a max weight limit that we cannot exceed, or we will be fined. Please also remind your little ones to keep their distance as well. We appreciate your help with this! The renovation sub-committee ordered CoreTec luxury vinyl flooring from Carpet Exchange in Bedford Oak color (light gray/tan), which is 100% waterproof, kid proof, slip proof, and backed by a lifetime warranty. The flooring will be installed throughout the entire space except for bathrooms. With new flooring installed and the half-wall removed near the kitchen, the space will look and feel much more open and inviting. Next up is designing the TV feature wall with storage for games and other items, and also deciding how best to add furniture around the space to encompass different use cases for the room and events. Stay tuned for more updates!

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# Prepare For The Full Pink Moon!

You can see the full Moon in April on Tuesday, April 23. It reaches its brightest point at 7:49 p.m. Traditionally, we call this Moon the Pink Moon, and it symbolizes the beginning of spring. Here's everything you should know about the April Full Moon, including facts, folklore, and Moon phase dates.

## When to See the Full Moon in April 2024:

Venture outside on the night of Tuesday, April 23, to catch a glimpse of April's full Pink Moon. This full Moon reaches peak illumination at 7:49 p.m.

For the best view of this lovely spring Moon, find an open area and watch as the Moon rises just above the horizon, at which point it will appear its biggest and take on a golden hue!

## Why Is It Called the Pink Moon?

The full Moon names used by The Old Farmer's Almanac come from a number of places, including Native American, Colonial American, and European sources. Traditionally, each full Moon name was applied to the entire lunar month in which it occurred, not only to the full Moon.

## Is The Pink Moon Really Pink?

Although we wish this name had to do with the color of the Moon, the reality is not quite as mystical or awe-inspiring. In truth, April's full Moon often corresponded with the early springtime blooms of a certain wildflower native to eastern North America: Phlox subulata—commonly called creeping phlox or moss phlox—which also went by the name "moss pink."

—<https://www.almanac.com/content/full-moon-april>



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**YOUR SPRING MARKET UPDATE**

- Momentum increase for active listings
- More showings needed for the right contract
- April/May listing increases expected

- Treasury rates expect slow declines through next 18+ months
- Affects current rates of 6.5%+ predicted to settle near 5.5%+ end 2025

Info by First American and US News

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**Tree Pruning and removal Specialists.** Call Mr. B! Free est., ins., 30 yrs. exp. 303-932-2514

**A/C Inspection - \$49.99. Emporia Home Services,** Your local HVAC Company. 303-909-2018. (parts/addit. labor not included)

**OB PAINTING.** \$350 off exterior/ \$150 off interior. Free Estimates. Rob: 303-908-9063.

Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or [info@NewsletterConnections.com](mailto:info@NewsletterConnections.com) to place an ad. To view our display ad prices, visit our website at [NewsletterConnections.com](http://NewsletterConnections.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.

## Zoo Lovers Day

Each year on April 8th, National Zoo Lovers Day encourages us to explore our local zoos. Each year millions of people visit zoos and learn about the many animals that live there. Also known as zoological parks, many of them serve as breeding centers. These facilities are relied upon when species are endangered or at risk of becoming endangered. They also provide education to the public about a broad variety of animals and their habitats.

## Siblings Day

National Siblings Day (also referred to as Sibling Day) on April 10th each year honors our brothers and sisters. Siblings. They are our best friends or our worst enemies. At times, siblings will provide us with our biggest competition, strongest encouragement and remind us of our most embarrassing moments.

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# Watch the Rockies at Coors Field

Nothing says warm weather like baseball on a sunny day. What better place to watch a game than Coors Field in downtown Denver with a grand view of the mountains in the distance? The Rockies season runs from early April through early October, and maybe longer, pending a playoff run.

Opening day for the Colorado Rockies will be held on Friday, April 5th, 2024 as they take on the Tampa Bay Rays. There are plenty of festivities to celebrate the return of baseball. Coors Light will be set up in McGregor Square with activities for the whole family, the Broncos quarterback will throw a ceremonial first pitch, and there will be a flyover by the Air National Guard. Don't miss this exciting day!

—<https://www.uncovercolorado.com>

# 5 Things To Do For Earth Day

Earth Day is a global celebration of planet Earth, the place we all call home. All month long, there are opportunities to connect with nature, get outdoors, and protect the planet for future generations to come.

## Get The Whole Family Outside

One mom shares why treks with tykes are worth it - how it teaches children the value of nature and, eventually, why to defend it. Whether it's a short walk or a challenging hike, here are our pro tips for getting outside with young kids.

## Donate to Protect Public Lands

Public lands provide a home for wildlife, protect against climate change, and give us a way to enjoy nature. Yet we are losing precious public lands to fossil fuel exploitation and unchecked development.

## Connect With The Next Generation

Share your love for National Parks with our free coloring pages. Children can bring their own perspective to Carlsbad Caverns, Yosemite, Acadia, and more. Get creative, unwind and play, and bring America's natural treasures to life in a whole new way.

## Attend a Local Earth Day Event

Celebrate Earth Day with your community. All throughout Earth Month, you'll find Sierra Club events across the country - and even online. Join a local hike, volunteer in a neighborhood clean-up, or attend a rally.

## Take Action to Fight Climate Change

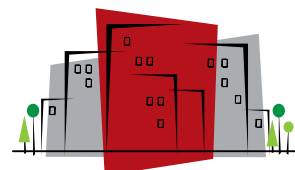
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