



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

April 2026

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A New Snack Option Is Coming To The Clubhouse

We're excited to share that the clubhouse has received a generous donation of two manual, tabletop-size vending machines from our neighbor **Matt Moore**. These compact machines are designed to offer convenient access to **dry snacks only**, making it easy to grab something quick while spending time at the pool or during swim meets.

Snack options and pricing are still being finalized, but once they are live, the machines will be **run and managed by the Wave team**, ensuring they are well stocked, thoughtfully curated, and smoothly operated. These machines will accept quarters only – no cash or credit cards, but we see this is as a hands-on way for our youth to learn about the basic money skills that we grew up with. So get your spare rolls of quarters ready to go!

This new addition brings both convenience and a fresh energy to the clubhouse, and we're looking forward to seeing it become a favorite stop throughout the summer. Stay tuned for more details as we roll out snacks and pricing—and be sure to check them out once they're up and running!

Next Board Meeting

Tuesday, April 7th, 2026
at Chatfield High School Library

Notes From The March Board Meeting

Dear Homeowners, Welcome to Summer (cough cough)... we mean SPRING! As we endure this early 90-degree heatwave—we wanted to share some much cooler updates with everyone.

EASTER:

At the Clubhouse, produced by the Woodbourne Wave on Saturday, April 4, 10:00am – 12 Noon. Firm details to follow via e-blast.

2026 SWIM TEAM REGISTRATION AND SEASON OPENING:

Registration is coming to a close, so if your family is interested and you need to register – please reach out to: woodbournewave@gmail.com. We are steadily building the team back to record enrollment and welcome new families to be part of the fun!

POOL OPENING:

We have a signed contract for management and maintenance of our pool and clubhouse facility from May 22 - September 7th. The pool will be opening early for the swim team starting on May 11. We have pre-staged the mechanicals and are confident for a smooth opening with no technical issues. More to come, but there may be an opening weekend event that will include food, games and community fun at the clubhouse. Look for email or newsletter updates soon. Also, we are ordering new pool furniture. Both chaise, chairs will be ordered to replace our current counts, with 8 round tables and 8 kids chairs for the wading pool. They will be delivered in late April and will add a new look for our residents to enjoy.



ANNUAL HOA MEETING – 7PM April 7th, Chatfield Library:

This will be a very short meeting, so long as we are able to obtain a quorum of resident participation (102 proxies or mix of proxy/resident attendance). If you have a proxy, please drop it off at the clubhouse, or contact a board member for pick up. If you are going to attend in person, we will 'read' the minutes of last year's meeting and approve. If there are any residents interested in joining the board, please come ready with a short statement enthusiastically demonstrating why you want to add your time and energy to this great volunteer group and be prepared for questions. We do sincerely ask that board members act in the best general interest of the community and not attempt to elicit change for a singular cause or issue while on the board.

The annual meeting will **NOT** be a time to air any new grievances, personal opinions or discuss board matters. Our charter requires this meeting be held once a year to re-elect or add new board members to a 3-year term, and to ratify the prior meeting minutes **ONLY**. The Board meets monthly, and any issues need to be addressed during those meetings, or via our management company (ACCU) through normal order in those sessions. As a reminder – there is a monthly email invite to attend the second (2nd) Wednesday of each month @7PM in the Clubhouse.

Thank you for your continued support. Wishing everyone a happy Spring.

— Your Woodbourne HOA

Architectural Control Committee

We want to remind all residents that we are Covenant Controlled and Managed community. As such we have guidelines and documents that must be adhered to, for most any exterior visible change to any resident's home. Please contact a board member, or support@ACCUinc.com, to get assistance as to where to find the requisite forms for submission and approval, prior to any project(s) being scheduled with a contractor or provider.

Violation Report

All reported violations through mid-March are categorized below. This includes everything from an initial warning letter to fine imposition: *N/A this month*

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

Special Events

Special events are a vital part of bringing the Woodbourne community together. The Board is releasing this list of events for 2026 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.

Easter Egg Hunt — Saturday, April 4, 10:00am – 12 Noon

Pool Opening — Friday, May 22, 10:00am

July 4th Bike Parade — Saturday, July 4th, Time TBD



Semiquincentennial Coins & Medals

To celebrate the Nation's Semiquincentennial (SemiQ), the United States Mint is proud to unveil one-year-only changes to well-known American coinage, such as the circulating dime, quarter, and half dollar. The Mint will also release special numismatic coins and medals in 2026 featuring unique designs and enhancements for core products and annual releases.

—<https://www.usmint.gov/coins>

Board Members 2025

Errin Elizondo, President, ErrinE@woodbournehoa.com

Darrel Loyd, Treasurer, DarrelL@woodbournehoa.com

Tony Brown, At-Large, TonyB@woodbournehoa.com

Simon Weinstein, At-Large, SimonW@woodbournehoa.com

WOODBOURNE WEB SITE: 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
Home Owner Education: 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. 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 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

To find ad rates and discounts, go to
NewsletterConnections.com or scan QR code.




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Ultimate Spring-Cleaning Checklist

1. Clean Baseboards: “Although they’re often overlooked, clean baseboards give your home the perfect finishing touch,” says Leanne Stapf, COO of The Cleaning Authority. Baseboards can be easily cleaned with a vacuum with a bristled brush hose attachment to remove any dust; then, wipe them down with a damp microfiber cloth and all-purpose cleaner.

2. Dust: When dusting, work from the top of a room down, vacuuming the dust that settles on the floor. This includes hard-to-reach places, such as the tops of ceiling fans and window casings.

3. Vacuum. Vacuum your floors to clean crumbs and loose dirt. “It’s common to track the bacteria and dirt from your shoes across the carpet,” says Stapf. “Not only can a buildup of grime break down your carpet fibers, but it can also harbor pollutants that may make you sick.”

4. Mop. Go over your floors with a mop. “Floors are one of the most exposed areas in our homes, which is why mopping them frequently is crucial in keeping your home clean,” says Diane Amos, cleaning expert for Pine Sol.

5. Shampoo Rugs. Synthetic carpets and rugs with water-proof backings can be deep-cleaned with a rotary shampoo machine and a hot-water extraction machine. Rugs without backings require professional cleaning.

6. Wipe Walls and Ceilings. To clean your walls, start by using a vacuum to remove dust. Next, tackle stubborn surface grime, which is especially prevalent in kitchens, with a solvent-free degreaser (test it first in an inconspicuous area to ensure it won’t mar the surface).

7. Reseal Grout Lines. The cement-based material between wall, floor, and countertop tiles is extremely porous and stains easily. Protect it by applying a grout sealer with a small foam brush.

8. Clean Upholstered Furnishings. Take cushions outside and gently beat them by hand to remove dust. If there are stains, check the care labels for cleaning recommendations. Use a vacuum’s upholstery and crevice tools to clean under seat cushions.

9. Clean Window Furnishings. Drapes, curtains, and blinds should also be tended to. “While we may not directly interact with them, curtains can accumulate dust and odors from around the home and need to be cleaned,” says Stapf. “Give the curtains a little extra TLC once every season, but look at their material before throwing them in the washing machine. Some may need to be sent to the dry cleaners.”

10. Wash Window Screens. Window screens get very dirty throughout the year. Clean them using warm water and a mild dishwashing liquid, scrubbing each screen with a brush. Once clean, rinse them thoroughly with water.

11. Clean Light Fixtures and Ceiling Fans. Light fixtures are a hub for dust. “Your ceiling fan is a great place to start—just make sure you turn off the light bulb and let it cool before wiping it down,” says Amos. Wipe the blades with a pillowcase so the dust gets trapped inside.


– <https://www.marthastewart.com>




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National Colorado Day

April 12th recognizes the Centennial State and the 38th state to join the Union on National Colorado Day. The first of the Four Corner States, Colorado is dominated by the Rocky Mountains. Prehistoric Colorado comes to life in the Florissant Fossil Beds. Discover one of the most abundant deposits of fossils in the world while taking in the beauty of the Rocky Mountains.

With plentiful wildlife and natural resources, the state makes a ready home. A city once thrived along the cliffs of Mesa Verde, populated by Ancient Pueblo.

Spanish first explored Colorado seeking streets paved with gold. After Colorado became a U.S. territory, Lieutenant Zebulon Pike explored the range of the newly acquired land. A summit he predicted would never be scaled bears his name today. Gold would be discovered setting off a fever in the mountains. A silver boom would soon follow.

Known as the Centennial State, Colorado entered the union on August 1, 1876.



The beautiful spring came, and when Nature resumes her loveliness, the human soul is apt to revive also.

—Harriet Ann Jacobs

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Spring Buyer & Seller Trends!

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Info from DMAR and 1st American Title March 2026

Contact me at: **303-910-8505**
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Classified ads are \$4.00/line (about 40 characters/line). Contact Newsletter Connections at **303-979-7499** or info@NewsletterConnections.com to place an ad. To view our display ad prices, visit our website at 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.


Interesting Facts For April

- The first president of the United States, George Washington, was inaugurated on April 30, 1789.
- April is the equivalent of October in the Southern Hemisphere.
- The phrase "April Showers bring May Flowers" comes from a poem from the 1500s by Thomas Tusser.
- The April full moon earns the name April's Full Pink Moon not due to its color but because it's named after the pink phlox flowers that bloom in North America's early spring.
- Some of the famous people with an April birthday are Queen Elizabeth II, Leonardo da Vinci, Charlie Chaplin, William Shakespeare, Thomas Jefferson, and Jackie Chan.



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Now Enrolling for Colorado UPK for the 26-27 school year!

Kiwanis Club of Columbine

Ongoing projects that you can join. You can consider them one and done, help once and see if they fit your needs.

- Sheridan Food Bank – Thursday preparing distribution and distributing food.
- Project Cure – once a month – Sorting Medical Supplies
- Meals on Wheels – Every Weekday (Each member drives about once a month)
- Blood Drive – March (Next June)
- Working with Schools – every week (Library and tutoring)
- Jr. Achievement
- The Action Center – Sorting Clothing – date pending
- Meetings with breakfast, project updates, and a timely speaker.

want to meet active community members, join us! Details on upcoming projects and events are shared in our weekly newsletter—email info info@columbinekiwanis.org to subscribe. Visit columbinekiwanis.org or come for a free breakfast at our weekly meeting every Wednesday at 7 a.m. at 4Gs Restaurant, 5950 S Platte Canyon Rd, Littleton. Or email me at KenSweet@Gmail.com.

The Kiwanis Club of Columbine is a volunteer-led organization of 70 members dedicated to improving the lives of children and families through more than fifty active projects and support for over twenty community organizations each year. All are welcome—no membership required to participate. Join us for service, friendship, and fun as we make a positive impact together.

APRIL EVENT

Columbine Kiwanis will be having a Top Golf fun event, Sunday, April 26, 12:00-3:00. It's a lot of fun for individuals and raises money for our nonprofit foundation. This year we will distribute about \$30,000 to schools, scholarships, and service groups we work with including The Actin Center, Sharing with Sheridan, Outdoor labs, Meals on Wheels, local schools and outers. We tend to donate our money where we spend our service house.

For information on buying tickets or helping sponsor the event see contacts below. Sponsors will get advertising in our Columbine Kiwanis newsletter and be submitted to local press. Sponsor names be highlighted at the event.

If you're looking for hands-on service opportunities or



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Williamsburg II

Year	Qty. Sold	Metric	Days In MLS	Original List Price	Close Price	Concessions Amount	Year Built	Bd Total	Bath Total	Lot Size Acres	Above Grade Finished Area	Building Area Total
2025	16	Average	14	\$702,637	\$699,700	\$3,522	1981	4	3	0.21	2,023	2,791
		Median	5	\$709,950	\$700,000	\$1,000	1982	4	3	0.20	2,043	2,831
2024	5	Average	22	\$662,940	\$658,960	\$6,480	1982	4	3	0.24	1,721	2,904
		Median	5	\$660,000	\$649,900	\$5,000	1982	4	3	0.26	1,551	2,926

Woodbourne

Year	Qty. Sold	Metric	Days In MLS	Original List Price	Close Price	Concessions Amount	Year Built	Bd Total	Bath Total	Lot Size Acres	Above Grade Finished Area	Building Area Total
2025	14	Average	20	\$862,750	\$840,421	\$6,368	1990	4	4	0.20	2,539	3,623
		Median	12	\$870,000	\$845,000	\$2,070	1991	4	4	0.19	2,464	3,642
2024	7	Average	11	\$740,257	\$737,500	\$2,405	1991	4	4	0.17	2,134	2,969
		Median	6	\$799,500	\$780,000	\$1,424	1990	4	4	0.17	2,160	3,102

Canterbury

Year	Qty. Sold	Metric	Days In MLS	Original List Price	Close Price	Concessions Amount	Year Built	Bd Total	Bath Total	Lot Size Acres	Above Grade Finished Area	Building Area Total
2025	10	Average	27	\$875,290	\$831,100	\$8,255	1987	4	4	0.24	2,474	3,547
		Median	26	\$872,500	\$866,000	\$5,125	1987	4	4	0.24	2,426	3,646
2024	9	Average	46	\$998,222	\$946,768	\$6,357	1992	4	4	0.27	2,523	3,850
		Median	24	\$915,000	\$840,000	\$8,214	1992	4	4	0.25	2,617	3,656



sample graphs

Buying or Selling is a big decision. With **YOUR** goals and the experience to transform the raw data, I curate a meaningful roadmap to empower GREAT decisions!

Reach out should you have **ANY** questions!



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- ENGINEERING-LEVEL ANALYTICS (EMPOWERING GREAT DECISIONS)
- MY TEAM IS YOURS (YOU ARE FULLY SUPPORTED)
- 100% COMMITTED. EVEN BEYOND CLOSING (DEPENDABILITY AND TRUST)

Ryan Reece, Broker Associate
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