



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

**August 2025**

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## Notes From The July Board Meeting

Well, that was fast! As you read this message, we are experiencing the summer close out and preparation for return to school, reminiscing on memories made and look to cooler weather (hopefully).

Thank you to everyone who has been submitting the myriad of ACC requests. It is a wonderful thing to see the pride being directed throughout our neighborhood. If you require any specific help with guidance, compliance or process – please reach out to any board member via our email address in this newsletter or [support@accu-inc.com](mailto:support@accu-inc.com). We can assist with recent state requirements and bills passed concerning what can/can't be allowed in covenant-controlled communities and provide options.

A reminder to those residents that back to W Meadows Drive and more specifically those that live West of W Frost Ave: we have communicated for almost a year for those residents to assess, plan and remediate their tree, bush and weeds that either are growing in, or encroaching over the portion of land between the fence line, sidewalk and W Meadows Drive. In almost all cases, we have been tracking continued growth over all the fences, west of W Frost Ave. Beginning in September, we will begin sending courtesy notices to those residents that have not mitigated their landscaping issues. Tress/bushes should be trimmed at least 2 (two) feet above the fence line and at no time reach into the W Meadows Drive roadway or over the sidewalk. The courtesy notices will outline how you can achieve compliance within 90 days, to ensure that the issues are addressed before the height of the winter season where the lack of sunlight prohibits snow/ice melt on the general use sidewalks. Woodbourne utilizes the services of Bailey Tree for our common areas. If you require help or further communication – also reach out to any board member.

The pool will close after the Labor Day holiday weekend. Once our pool monitors return to school, we may have issues staffing the pool some days. We will move to a daily 4-9PM weekdays, and 10AM-9PM on weekends. This schedule will begin the week of August 18th, for the two weeks prior to pool closing. We appreciate

*continued on page 2*

## 4th of July Bike Parade & Pool Party a Success!

Thank you to everyone who came out for another fun-filled 4th of July bike parade and pool party! Despite the short notice and a little rain, we had a great turnout and made the most of it with the watermelon diving contest, belly flop competition, coin dive, and more. A huge thank you to all the volunteers who helped make the day a success – especially Angie and Ken Mackey for purchasing all the food and drinks and manning the grill, and to Lucas Slankard for helping MC the entire event. We couldn't have done it without you. Looking forward to the next one!

## Next Board Meeting

**Wednesday, August 13th, 2025**

**7:00 p.m. at the Clubhouse**

## Board Meeting, *continued from front page*

all of the support over this rocky pool season and as we work towards a future with stability and expectations, we will return to business as usual.

We have found that the summer is a hard time for the four-member board to direct time to our larger initiative of the renovation of the restrooms in the clubhouse. We do now have multiple quotes for both renovation and renewal costs. We were far off on our expected (budgeted) cost for both projects. There are some things that we are looking at to help deflect from using all of our operational funds to complete the project. As we also have an aging tennis court that will require resurfacing, most likely next year as well, keeping our expenditures and costs controlled is our primary mandate. Look for updates once the pool closes and we have had time to consult with our down-selected contractor on next steps, timelines and potential clubhouse rental black-out dates.

— Your Woodbourne HOA

## Violation Report

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

- **Garage Door – 1**
- **Landscaping – 1**

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 2025 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.

- **Pool closing:** Labor Day,  
Monday, September 1st, 2025 (9pm)

## Savor The Rocky Ford Cantaloupe Season

While Palisade is known for its peaches and Pueblo is known for its green chiles, Rocky Ford is best known for its cantaloupes. The harvest begins in mid-July and runs through mid-September, with the prime time for picking in August. On average, the seasonal crops produce about four million cantaloupes to be sold to nearby farmers' markets, grocery stores, and local roadside stands.

These cantaloupes are said to be the best in the world. This is due to the growing conditions' combination of extremely hot days, cool nights, and fresh water from the nearby Arkansas River.



## Board Members 2025

**Errin Elizondo, President,** [ErrinE@woodbournehoa.com](mailto:ErrinE@woodbournehoa.com)

**Darrel Loyd, Treasurer,** [DarrellL@woodbournehoa.com](mailto:DarrellL@woodbournehoa.com)

**Tony Brown, At-Large,** [TonyB@woodbournehoa.com](mailto:TonyB@woodbournehoa.com)

**Simon Weinstein, At-Large,** [SimonW@woodbournehoa.com](mailto:SimonW@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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## Jefferson County Regulations on Recreational Vehicle Street Parking

As you may or may not be aware, street parking within Woodbourne HOA is considered city streets. They are not regulated by the HOA, even though the HOA Declarations include regulations on street parking. We cannot enforce these regulations because the streets in question are City Streets.

Below is a link provided to the Jefferson County Sheriff's website regarding Recreational Vehicle Street Parking Regulations. If you see a vehicle violating street parking rules, please report it to Jefferson County.

— <https://www.jeffco.us/614/Recreational-Vehicles-Parking>

## Pick Peaches In Palisade

Colorado may not be known for the abundance of fruit it grows, but we are certainly proud of the peaches that come from the bountiful farms in Palisade. Found along the Western Slope near Grand Junction, the town is home to numerous farms, orchards, and vineyards that grow everything from wine-producing grapes to the juiciest peaches around.

The entire harvest season runs from late June to early October. While you can purchase Palisade peaches from almost any grocery store or at your local farmer's market, one of the most memorable ways is to pick your own. Choose from over 30 farms in the area, where you can schedule a time to stroll the fields and find the perfect peaches.



## Stand Up Paddleboarding

Cool off this summer with one of the most popular water sports in the state: stand-up paddleboarding (SUP). SUP involves standing on top of a large surf-like board while using a long handheld paddle to navigate the waters. Gaining quite a bit of popularity over recent years, it's a fun alternative to boating or canoeing at Colorado's lakes and reservoirs.

While there are plenty of spots to choose from such as Chatfield Reservoir, Cherry Creek State Park, Boulder Reservoir, and Horsetooth Reservoir, there are also several others throughout the state that make for a great day of SUPing. Here are a few notable ones:

- Blue Mesa Reservoir – A massive reservoir located near Durango that offers nearly 100 miles of shoreline and numerous scenic outlooks.
- Grand Lake – Colorado's largest and deepest natural lake near Grand Lake, CO.
- Dillon Reservoir – Surrounded by the towns of Frisco, Silverthorne, and Dillon, the Dillon Reservoir is a favorite summertime escape.
- Lake Pueblo State Park – The state park is home to a large reservoir with plenty of room for paddling. Plus, with its unique rocky shoreline, there's plenty to admire from your board.
- Lake San Cristobal – Located near Lake City, this pristine lake offers some of the calmest, bluest waters around.

**LORI JACKSON, Realtor, NEIGHBORHOOD SPECIALIST**  
with Betsy R Prinzi

*Welcome August!*

**While you are shopping,  
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to donate to local students.**

- Drop off new backpacks or a bag of notebooks, pens and pencils by August 15th.
- Get a \$5 Starbucks gift card if you tag your bag with your name/address/email.
- Drop off at 7190 Newcombe St (Woodbourne) or 18 Penstemon (KC Valley)

**Enjoy the rest of summer!**

**Call us for your Buying & Selling questions!**

Contact me at: **303-910-8505**  
Email: [LoriJacksonRealtor@gmail.com](mailto:LoriJacksonRealtor@gmail.com)  
Website: [ActionJacksonRealEstate.com](http://ActionJacksonRealEstate.com)

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## Audi Denver Littleton Twilight Criterium

Saturday, August 2, 2025, 1:00pm to 10:00pm

The Audi Denver Littleton Twilight Criterium and Arts Festival returns Saturday, August 2! Race or roll through the heart of historic Downtown Littleton and join hundreds of cyclists and bike enthusiasts competing in races of various skill and experience levels throughout the afternoon and evening.

New this year is the Arts Festival, Littleton's love letter to all who attend. With local artisans, food, beer, music, and entertainment, the Arts Festival is a new way to support local while cheering on the incredible racers! The day kicks off with the first ever Unified Ride, an inclusive and accessible bike wave open to all abilities and types of non-electric bicycles, including adaptive.

The Audi Denver Littleton Twilight Criterium and Arts Festival is designed to embrace the sport of cycling and offer memorable experiences for all who participate. Registration for the competitive races, Family Cruiser Ride, and Unified Ride is now open. Learn more at [LittletonCrit.com](http://LittletonCrit.com).

## National Water Quality Month

National Water Quality Month is dedicated to making the most of the relatively small amount of fresh water we have. Clean water is vital to our individual health, our collective agricultural needs, and our environment.



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## Concerts in Clement Park

Foothills Park & Recreation District is proud to offer Concerts in Clement Park free to the public and put on for the benefit of District residents and South Jefferson County residents. This outdoor series of concerts incorporates community collaborations and grant funded performances which are free, open to the public and family friendly. Performances are held at the Grant Family Amphitheater in Clement Park. All concerts start at 7 p.m.

- **August 7 – Austin Zimmerman:** folk, bluegrass, rock and roll
- **August 14 – Grunge Lite:** 90s alternative rock and pop covers

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## Back-to-School Traditions

In anticipation of another school season, not to mention all the shopping that comes with it, these first-day-of-school traditions and ideas will help get kids in the headspace for a new year.

- **Have a show-and-tell dinner on the first night.** Family dinners are always important, but make it a back-to-school tradition to allow the kids to tell you everything about their first day, from the friends they haven't seen over the summer to the classroom layout or what they had for lunch.

- **A day-one surprise.** Celebrate the first day in style with a visit from the First Day of School Fairy. She can deliver a few back-to-school school supplies and an encouraging note for the new year.

- **Customize something.** You can order specialized pencils with their name or label their new water bottle, but allowing your kids to stake their claim on school gear can help them feel confident about heading back to school.

- **Make an awesome breakfast.** You'll be throwing cereal and milk at the kids soon enough, so why not whip up a fancy breakfast for their first day? It'll keep your kids full, and make them look forward to getting up early!

- **Read a special book the night before.** Whether it's *Oh, The Places You'll Go!* or *Miss Nelson Is Missing!*, find a classic picture book that'll get your kids ready to start the new year.

- **Make a sundae bar.** This sweet, simple back-to-school tradition will calm anyone's jitters about heading back to school. Put your favorite toppings in jars and make them meaningful with labels encouraging the qualities you'd like to see demonstrated throughout the new year. Have your little

scholar cover their ice cream in kindness, bravery, obedience, and happiness, then top it off with sprinkles of love.

- **Celebrate School Year's Eve.** You celebrate New Year's Eve, so why not do the same for School Year's Eve? Get poppers or noisemakers, provide treats, and throw a little dance party. It'll get your students excited for what's to come, and it's a great way to include other fun first-day-of-school ideas on this list.

- **Have a back-to-school dinner.** Making a favorite meal and celebrating the start of another school year with an awesome dinner in their honor will always make your kids feel special.

- **Have a special activity for the end of the first day of school.** Whether you take them to their favorite park to burn off that first-day anxiety, have a craft planned, or grab an ice cream and talk, it's easy to make the first after-school afternoon unique.

- **Write a sidewalk chalk message.** If there's a sweeter first day of school tradition than a chalk message outside the front door, we haven't found it. Go all out or keep it simple—either way, it's an extra boost to help ease those first-day jitters. If your first day is distance learning, surprise the kids with a message they can see from the window or on a quick preschool start walk.

- **Pack a super special lunch.** Packing their lunch in a special lunchbox or bento box with a treat or a lunchbox joke is a great first-day-of-school idea! Get your kids involved by asking them what they want, and have them help you get it ready.

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### ARE WE IN A BUYER'S MARKET?

Absolutely. This market is not the frenzy of activity of the early 2020's with insanely low interest rates. However, buyers are still buying. So how many buyers do you need if your home is in dire need of updates?

Answer: ONE

While we want a bidding war it just isn't happening often right now. The temptation is to update or renovate your home for sale to attract multiple buyers. My newest listing above located in Centennial is a classic 1969 with few updates. I accentuate the positives like that it is sitting on a 16,814 SF lot with a massive backyard and is a solid brick build. I WILL find you that ONE buyer. I already have for this one before it hit the open market.

**IT MATTERS WHO YOU WORK WITH!**



*Mike Jirik*  
REALTOR



303-808-0734



Mike@SupremeRealtyGroup.com



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