



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

February 2024

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New HOA Email Address

The Board has created a new general email address, info@woodbournehoa.com, to help streamline and manage all external-related accounts into one location. This will be the new home for any newsletter-related inquiries, in which the previous email is now discontinued. You can also use this email for general questions/inquires to the Board. This change will serve as a consistent long-term option for HOA members who join and leave over time.

A Reminder About Holiday Decorations

Residents are reminded that ACC regulations required all holiday decorations be taken down within fifteen days after the holiday season. However, with the frigid temperatures that occurred in mid-January, the Board requested ACCU give residents extra time before issuing courtesy notices. By the time you receive this month's newsletter, your decorations should be completely removed from your home's exterior. We want to thank everyone again for another festive holiday season!

Board Meeting

February 14th, 2024, 7:00 p.m.

At the Clubhouse

Notes From The January Board Meeting

We hope everyone has thawed from the deep freeze a few weeks ago! The Board met on January 10th with zero residents in attendance. We established the need for some changes moving forward on a few fronts: to start, we are going to alter how this portion of the monthly newsletter is structured to convey the status of the immediate, mid- and long-term initiatives that the board is undertaking. We want to be sure that everyone understands that while we have all signed up to provide services for our wonderful neighbors, this is a strictly voluntary position, and the time we spend on each task is not trivial.

In the next two months, we will be evaluating competing proposals for our landscaping maintenance and management. This contract covers services for all our common spaces as well as the areas around Woodbourne (Simms easements as well as the Fremont entrance). Keesen Landscaping has provided us with admirable services, but each term we feel the need to understand if our services and cost value is in-line.

We also require some fairly invasive maintenance to the pool mechanics. It will cost approximately \$24,000 to replace our pool filter, which has been in place since the pool was built. The motor that provides the power to push water through the filter also needs to be rebuilt. That bill is \$2,550. We lucked out last season when the pump motor seemingly failed and we were only out of commission for a few days. It turned out that a piece of pool surface (from the resurfacing project) got lodged in the gears. Although serviceable at the time, there was damage, but luckily we were able to make it through the rest of the season. We are also going to finance a new motor to keep as a spare (\$6,500), as the time to repair the motor or purchase a new one can take 6-8 weeks, and we will not have that kind of time during the pool season. There is also a leak in the feed lines of the wader pool, which will require removal of cement and locating the cracked pipe(s). That bill will be approximately \$10,000, assuming that the leak detection company got the position of the leak correctly.

We also voted to begin the contractor selection process for the Clubhouse Renovation project. We will be removing walls, replacing flooring, building an accent wall with an electric fireplace, flat screen smart television, as well as a Chromecast or Firestick to allow for streaming of specific content if needed by those who will utilize the space. We would like to thank Simon for his work on aligning the competitive bids and putting the proposals together. We hope to start work as soon as we can get on our chosen contractor's calendar.

Woodbourne is looking for volunteers to reconstitute our Architectural Control Committee. We need 3-5 members who will become familiar with our covenants, guidelines and integrate with new Colorado statutes around XeroScaping and limits on HOA controls for neighborhoods. Please reach out to Adam Sherris at adams@woodbournehoa.com if you interested in joining.

The Board is also looking at alternative methods to deliver this newsletter to all residents. We have seen a need to provide more detailed information to our neighbors. We are in initial research on options and will provide more detail as we zero in.

— Your Woodbourne HOA Board





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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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Please Shovel Your Snow

Please be a thoughtful neighbor and remove snow from the sidewalks after a snow fall. Remember that we have a lot of children and parents who walk to and from school, and many neighbors who enjoy walking the community. If snow is left to sit, it causes icy conditions that can quickly become dangerous. If you need assistance with your snow removal, consider contacting one of our neighborhood youth volunteers listed in the back of this newsletter. Thank you for helping keep our sidewalks safe.



Covenant Corner: Design Review Requests

As spring approaches in the coming months, February is a perfect time to start planning your exterior home improvement projects. There have been a number of questions as to whether items like solar and window replacements require approval, and the answer is yes. All documentation and guidance can be found on the ACCU portal under Forms, and be sure to submit all paperwork before you begin your project. The ACC has 30 days to respond, although they work very hard to get answers more quickly.

If you ever need assistance or have questions, please contact Melissa Stern at ACCU or the Board.

Why Does Leap Year Exist?

Leap Year exists because of the time it takes the Earth to orbit the Sun. There are 365 days in most calendar years, but in the time it takes for the Earth to go around the sun once, our planet actually spins 365 and nearly a quarter times. The reason we care about that extra quarter is because the Earth has seasons.

If we didn't account for this extra time, the seasons would begin to drift. This would be annoying if not devastating, because over a period of about 700 years our summers, which we've come to expect in June in the northern hemisphere, would begin to occur in December!



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Fun Things To Do On Valentines Day To Celebrate

Watch Your Wedding Video Together: Watch your wedding video together and reminisce about the big day. Nothing gets you in the romantic Valentine's Day mood more than looking back on the momentous day that you said, "I do!"

Dinner with Friends: You can always plan a romantic dinner for two, or you can get your friends in on the fun and host a group dinner. Make it a potluck to cut prep work in half and have everyone bring a dish they absolutely love.

Visit a Bookstore: The perfect date for bookworms. Spend the day exploring new reads together, grabbing a cup of coffee in a local café and then enjoying all the new books you bought. In tune with the day dedicated to love, check out our favorite romance picks we think should be at the top of your list!

Make Fondue: Calling all foodies. Have some fun with food by making cheese or chocolate fondue and see what combos pair perfectly with whatever you serve up.

Workout Together: If you and your partner (or friends!) enjoy getting your sweat on, go to the gym or on a run together. You can even sign up for a class together and then go get coffee after.

Take a Scenic Drive: Put together a road trip-worthy playlist and hit the pavement, even just for a spin around town. There's something about driving that gets conversation flowing, especially if you're just tooling around looking out the window.

Hold a Game Night: For those with a competitive streak (or who just like some good, old-fashioned fun), an exciting night of board games will make Valentine's Day memorable. Up the ante with a friendly wager or two.

Plan a Movie Marathon: For some quality relaxation time with your S.O., get cozy on the couch and marathon watch all your favorite rom-coms. It's the perfect way to set the mood for some Valentine's night romance.

—<https://www.goodhousekeeping.com>



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Day 4: Under Kitchen Sink	Day 15: Makeup	Day 25: DVDs & CDs
Day 5: Junk Drawer	Day 16: Under The Beds	Day 26: Car
Day 6: Cleaning Supplies	Day 17: Toy Box	Day 27: Garage Shelves & Storage
Day 7: Fridge & Freezer	Day 18: Desk Drawers	Day 28: Board Games
Day 8: Linen Closet	Day 19: TV Cabinets	Day 29: Purse
Day 9: Bedroom Closets	Day 20: Laundry Room	Day 30: Electronics
Day 10: Nightstands & Drawers	Day 21: Old Magazines & Newspapers	<i>from everyday savvy.com</i>
Day 11: Shoes		

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Email: LoriJacksonRealtor@gmail.com
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Groundhog Day

February 2nd is Groundhog Day, on which the emergence of the groundhog (woodchuck) from its burrow is said to foretell the weather for the following six weeks.

Since 1887 an animal in Punxsutawney has been the center of a staged appearance each February 2. In what has become a media event, a groundhog designated Punxsutawney Phil is the center of attention of television weathermen and newspaper photographers. Although promoters of the local festival surrounding Punxsutawney Phil claim that the animals have never been wrong, an examination of the records indicates a correlation of less than 40 percent. (Whether a groundhog does or does not emerge is thought to be related to the amount of fat it was able to store before going into hibernation.)

-<https://www.britannica.com/topic/Groundhog-Day>

National Love Your Pet Day

February 20th: National Love Your Pet Day is a day to show extra love and appreciation for your pets. It's a reminder to take some time to play with them, show affection, and do something special for them.

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KEYSTONE ADVENTURE POINT TUBING HILL:

Mountaintop Snow Tubing at Keystone: Keystone's tubing hill is perched on the summit of Dercum Mountain. Check-in for your reservation at the Adventure Point Tubing Hut at the bottom of the gondola. From there, take the River Run Gondola up to the village. It will drop you off next to Adventure Point, where the tubing hill is. **Nordic Center Snow Tubing:** If you don't want to make the trek to the top of Dercum on the gondola, check out the Nordic Center tubing hill. Located between Dillon Lake and the ski resort, the Nordic Center is a calmer alternative to the busy mountain.

COPPER MOUNTAIN TUBING HILL: There is a magic carpet lift system to get you up the hill, so there's no worry about having to hike. Double tubes are available for those looking to ride together. The tubing hill is located behind Copper Station in East Village. Look for the Super Bee chairlift. Sessions last for 1 hour and you should arrive 15-30 minutes prior to your start time. You may want to book in advance. Discounts available if you pre-purchase on Copper's website at least 1 day prior. Riders must be 36 inches tall.



FRISCO ADVENTURE PARK TUBING

HILL: Frisco Adventure Park features a 1200-foot tubing hill with lift service, operating day and night. It's located about a mile from downtown Frisco in Summit County, within the Peninsula Recreation Area. The tubing hill usually opens around Thanksgiving weekend, conditions permitting. It's then open seven days per week through the winter season. Reservations

are required for snow tubing. There are several lanes of varying pitches, so some will be gentler and others steeper for more thrilling rides. A surface lift returns you and your tube to the top of the hill for another descent.

-<https://www.uncovercolorado.com/>



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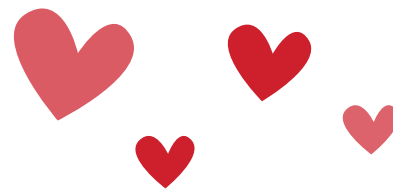
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