



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

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Update On Exterior Painting Homes White With Black Trim

The Architectural Review Committee (ARC) has been wrestling with an increased number of requests from homeowners to paint their exteriors white with black trim. We understand this “country style home” theme has been popular with many people over the last year or two, but unfortunately our community has started becoming saturated with homes painted in this color scheme.

Although, the ARC has approved a number of these requests, we have determined (along with some board support) that our neighborhood is at the “saturation point”, and any new requests in this style (white with black trim) will not be approved.

Thank you for your support of the ARC in their evaluation of requests to maintain the quality of life and appearance of our community

**Respectfully,
— Tony Brown
Board Member and
Chair of the ARC**

*Though February is short,
it is filled with lots of love and sweet
surprises. — Charmaine J. Forde*

Next Board Meeting

**Wednesday, February 11th, 2026
7:00 p.m. at the Clubhouse**

Notes From The January Board Meeting

Happy February!

As we look to an even busier spring for resident homeowner projects, the board discussed the fact that Woodbourne is becoming an aging community with some houses built in the very early 1990's. As such, with colored brick prominent in most home facias, the requests to paint brick are becoming increasingly prevalent. A reminder that Woodbourne does have a brick painting policy that must be followed strictly by a professional home painter. Simply putting primer and paint on brick will seal it and start it to deteriorate from the inside, as atmospheric moisture accumulates from behind. There is a correct and certified process that must be followed for any home.

On the topic of painting, Woodbourne has reached its saturation point of white base and black accent palleted homes. The ACC group has been raising concerns, based on the quantity and colors used in many of the submissions these last two years. If you are

considering this palette, we ask that you have a strong second choice available and understand that we are all looking out for the best interests of the entire neighborhood and the relative aesthetic the builder introduced when building Woodbourne.

Another short mention. Woodbourne now has an approved exterior color lighting submission form that must be fully filled out and approved, prior to any install. Our goal, as always, is to ensure any permanent exterior addition to a home, is completed to code, by a professional company and carries a warranty. This helps to protect both

current and possible future homeowners from ‘DIY’ style additions that do not stand the test of time and therefore cause harm to the look or design of the home. The form is on the ACC portal.

We continue to flex the clubhouse restrooms out, as we have really struggled to obtain similar quotes from any of the bids received. While we will push forward, we do want to ensure we are working with a strong contractor/company as there is little construction experience within the board members, who are expected to manage the project. Pool furniture replacement falls into the same bucket, as the investment is large and we want to be sure we are cognizant of structure, comfort, mobility and longevity. As the Woodbourne pool has no innate look, we are going to align the furniture replacement with other noticeable accents to help make the time spent at the pool more pleasing. If anyone has any experience or recommendations with exterior patio or pool furniture, please reach out and offer whatever you can share. We would all appreciate the help.

The board is currently looking for provider to perform bi-monthly cleaning of the clubhouse. We have had a few providers submit bids, but each missed the mark and were

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Board Meeting, *continued from front page*

quite expensive for our little space. If you have experience with a cleaning company, you recommend, please mention this to them and ask if they are bonded/insured. This is a requirement for working in a public space. A board member can meet with them to determine expected work scope, frequency and explain the summer pool season nuance.

It is not by accident that this letter tends to ask for resident help. We are finding that managing Woodbourne, is a tall task with only four members. As this is a 100% volunteer position, family, work and “life” all consume time. The board does its best to divide roles and projects equally, however there is more than we can handle efficiently. As we approach the April '26 Annual Meeting at Chatfield High School, please consider joining the Board, as we would greatly appreciate the help. Terms are for three (3) years, and the expectation is that duties and personal time requirements will extend outside of simply attending the monthly board meeting for ninety minutes. If you have any questions, please reach out to support@accuinc.com and you will be connected to a board member to answer any questions. There is also a short application to be filled out, so as we are sure we do not have any members with a singular issue that needs to be addressed or a personal neighborhood grievance they want to rectify.

— Your Woodbourne HOA

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 that 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. Thanks for your help in keeping our sidewalks safe!



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
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Columbine Kiwanis

If one of your resolutions is to help the local community, join Columbine Kiwanis.

A few things we are proud of:

- Over \$15,000 collected for the Salvation Army. Thank you to the King Soopers Stores and people who donated to our kettles.
- 250 Meals on Wheels Deliveries.
- 12 Project Cure Medical supplies sorting.
- Blood Drive - December
- 50 days working at the Sheridan Food Bank. Usually Thursdays
- Socials every month.
- And much more

Upcoming projects that you can help:

- Sheridan Food Bank – Thursday preparing distribution and distributing food.
- Project Cure – once a month – Sorting Medical Supplies
- Meals on Wheels – Every Weekday
- Blood Drive – March
- Working with Schools

If you're looking for hands-on service opportunities or want to meet active community members, join us! Details on upcoming projects are shared in our weekly newsletter – email 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.

A Reminder About Holiday Decorations

Residents are reminded that current ACC regulations require all holiday decorations be taken down within fifteen days after the holiday season. By the time you are reading this, your decorations should be removed. We understand personal circumstances prevent this from happening at the required deadline, so please do your best.



Violation Report

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

None for this period.

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.

Stay tuned for 2026 calendar



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The Love Letter Project

12-26-25 to 02-08-26

Aspen Grove 7301 S. Santa Fe Drive, Littleton

In partnership with ROX Arts Gallery

Now in its 6th year, the Love Letter Project invites you to help spread a little warmth where it matters most. We're asking our community to create and share handwritten Valentine's cards for neighbors served by Nourish Meals on Wheels and Meals on Wheels recipients across the Denver metro area.

These cards are delivered by hand before Valentine's Day, each one a small reminder that someone is thinking of them.

How to Take Part

- Make a card. Handmade cards are encouraged, but heartfelt words matter more than perfection.
- Drop it off at ROX Arts Gallery or in the mailbox right next to the gallery.
- No stamp needed. Cards are hand-delivered by Meals on Wheels volunteers.
- Please do not seal your card.
- Write as many as you'd like. One card is lovely. Many are even better.

Why It Matters

Nourish Meals on Wheels serves homebound Littleton residents, and this project also reaches Meals on Wheels recipients throughout the Denver metro area. For many, your card may be the only Valentine's Day card they receive. A few kind words can turn an ordinary day into something quietly unforgettable.

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Tutoring - provides homework help, strengthens skills, and/or enrichment. Call/text Nancy, licensed teacher K-6, 303-932-9745 for availability.

For Sale: Vail Run Timeshare. 1 bedroom with 2 queen beds + sleeper sofa in living area (sleeps 6). Full kitchen and bath. Shuttle to slopes. 4th week in January. \$2400. Call Steve 720-231-8674.

Tree by Mr. B. Your pruning&tree need specialists. Doug 303-932-2514, free est, 30+yrs. fully ins.

Lisa's Music Studio. Piano, Guitar, Banjo, Ukulele, Viola, Violin, Cello, & Drums. 303-883-1157.

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New customers Furnace inspection \$49.99 (parts/addl labor not incl.) Emporia Home Services, your local HVAC specialist. 303-909-2018

TH Consulting. Providing handyman services. Please call Trent 720-226-5586.

Private driver available. Airports and other rides. Call or text Seth at 720-366-7722.

Drywall - Basement finishes - Remodeling. Years of exp. w/ refs. Gary 303-829-6363

OB PAINTING. \$500 off exterior/ 10% 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 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.

Snow Removal From Your Private Property

Many local laws require residents to clear sidewalks within 24 hours after a snowstorm to allow safe use by pedestrians. This is particularly important along school pedestrian routes to prevent children from having to walk in the street.

Owners must place snow from their sidewalks onto their front yard or other areas of their own property, and not into the street. This practice reduces the number of icy areas on streets and ensures proper drainage flow into the storm sewer once snow melts.

—<https://www.codot.gov/travel/snow-removal>

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- **You Can't Click Away From Print:** A physical newsletter sits on coffee tables, gets pinned to refrigerators, and is shared among family members. Your ad stays visible for days, not seconds.

Fun Indoor Activities For Long Winter Evenings

1. Cook an International Feast. Spice up your dinner routine by picking a country and cooking a meal inspired by its cuisine. Make sushi rolls for a Japanese night, prepare Italian pasta from scratch, or try Mexican tamales. Get the whole family involved in chopping, mixing, and tasting. Add an educational twist by looking up fun facts about the country while you cook.

2. Plan a Themed Movie Marathon. Nothing beats curling up for a movie night when it's frosty outside. Make it extra special by choosing a theme—holiday classics, adventure films, or animated favorites—and matching snacks to the theme. For example, hot cocoa for winter-themed movies or nachos for an action-packed flick.

3. Turn Game Night into a Tournament. Whether it's classic board games, card games, or trivia challenges, a family game night is a recipe for laughs and good-natured competition. Create a mini-tournament, complete with a scoreboard and small prizes for the winners. For added excitement, have everyone bring their "A game" with silly team names or costumes.

4. Bake Your Family Favorites. There's something about winter that calls for baking. From gooey chocolate chip cookies to warm banana bread, baking together is both fun and delicious. Let each family member choose a favorite recipe, or try something new each week. Don't forget to sample your creations fresh out of the oven with a glass of milk or a cup of tea!

5. Create a Family Vision Board. Gather old magazines, scissors, and glue for a night of dreaming and planning. Encourage everyone to cut out pictures and words that repre-

sent their goals, hopes, and dreams for the year ahead. Share your boards with each other and talk about how you can support one another in reaching those aspirations.

6. Build a Blanket Fort and Have a Storytelling Session. Transform your living room into a magical hideaway by building a blanket fort. Pile it high with pillows, string up fairy lights, and settle in for an evening of storytelling. You could share memories, tell favorite family tales, or invent silly stories together.

7. Take a Virtual Adventure Together. Travel might not be on the agenda, but virtual adventures are just a click away. Explore online tours of famous landmarks, museums, or even space! Let each family member pick a "destination" and guide the group through a virtual journey. It's an educational and inspiring way to explore the world from your couch.

8. Have a DIY Karaoke Night. Unleash your inner superstar with a karaoke session at home. Use a karaoke app or find instrumental versions of your favorite songs online. Whether you're belting out classics, crooning to love songs, or having a dance-off, the energy and laughter are guaranteed to warm up any winter night.

9. Have a Puzzle Marathon. There's nothing more satisfying than finishing a big jigsaw puzzle as a family. Set up a cozy puzzle station, make some hot chocolate, and spend the evening working together to fit the pieces. For an extra challenge, try a puzzle with a winter scene or a holiday theme.

—By Kari Owens





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