



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

January 2024

Vol. 31 No. 01 • Circulation: 425

A Reminder About Holiday Decorations

Residents are reminded that ACC regulations require all holiday decorations be taken down within fifteen days after the holiday season, so please plan accordingly.

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!

Special Events

Special events are a vital part of bringing the Woodbourne community together. This year we had a great group of volunteers and sponsors who helped us, and we look forward to your volunteerism and sponsorship next year – we cannot do it without your help! The Board is in the process of planning the Special Events schedule for 2024 and will post it in the newsletter once it has been finalized.

Board Meeting

January 10th, 2024, 7:00 p.m.

At the Clubhouse

Notes From The December Board Meeting

Every December the Board holds its annual budget ratification meeting, and many homeowners were in attendance with lots of great questions and interest. As discussed in the meeting, we do not plan on raising dues in the upcoming years, and

we will continue to ask the neighborhood for help when we come up against repair or maintenance items. As we negotiate upcoming contracts for landscaping and pool management (our top 2 expense items other than trash), cost coverage will be top of mind. On that front – we may be asking for volunteers to assist with a variety of projects next season in hopes to transition some of that money to other areas in need.

Woodbourne experienced a lot of changes in the last year, and the board is looking forward to new and exciting changes throughout 2024. First, we are tracking immediate Reserve Study assets that are coming due this year. Not all assets will track directly to the Reserve Study, but we will evaluate them to ensure we are leveraging our reserve spending with our operational budgets.

We are also still on track to kick-off the Clubhouse renovation project next month. We will choose a vendor and begin choosing the materials and finishes so that a calendar can be published to the community. We will keep everyone updated on the availability of the clubhouse for use once the project has started, as there will likely be blackout periods during construction.

Another focus area is on the mechanical room of the pool. Woodbourne replaced the pool heater 5 years ago, but we have not undertaken other large maintenance items with regards to the pump, filtration system or chemical storage aspects since then. We were notified last summer that air was present in our filter system, and we had two vendors come out to scope the project. One company opened the existing filter and was surprised by the level of decomposition of the metal “rakes” that do the filtering of the water. They are almost completely rusted and allowing air into the system, which is not ideal. Between the repair of the wader pool leaking pipes, the replacement of the pool filter and the rebuild of the pump motor (you may remember – the pump went out for 4 days last summer), we will need to invest about \$40,000 into our pool equipment right away. Only about 30% of these expenses reside in the reserve budget, so we will need to get creative with our expenses and the repayment schedule of the account.

Finally, as mentioned in the last newsletter, the Woodbourne Wave is looking to boost its enrollment for the 2024 season. You can view the details again within this newsletter, but please be on the lookout for further communication in the coming months.

We hope everyone enjoyed the holiday season and hopefully had some time to reflect and relax.

-- Your Woodbourne HOA Board



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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
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 **woodbourne.editor@hotmail.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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2024

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Lori Jackson



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“The Wave” Announces Guest Swimmer Program Starting in 2024

The Woodbourne Wave Swim Team (The Wave) would like to thank the Woodbourne community for its support during the 2023 swim season. The Wave also welcomes new families to the neighborhood and acknowledges current residents for supporting and participating in Wave activities over the years. For new residents, The Wave is a non-profit organization operating as part of the South Jefferson County Swim League (SJS�) and recognized as part of the Colorado State Summer Club Swimming Association (CSSCSA). Youth participate during the regular swim season May through July by way of the Mini-Waver program (swim lessons for ages 4-6), and swimming with the Wave team (ages 6-18). Young swimmers experience a competitive swim environment and train with top coaches on fundamental skills, confidence, and team building. The Wave also engages with the Woodbourne community by providing ‘Give Back’ events such as the Winter Holiday Hayride, Easter Egg Hunt, and the End of Swim Season Celebration. The Wave is an excellent way for future generations in our desirable community to foster health, responsibility, friendship, and citizenship.



We are excited to announce that starting in 2024, swimmers in the surrounding neighborhood communities will be eligible to join the swim team by invitation only and as guests of residents and resident swimmer families. A larger and more inclusive team will create opportunities, foster a competitive swim environment, and promote the retention of top coaches,

volunteers, and developing athletes. If someone you know outside of our community would benefit from this program, please visit woodbournewave.swimtopia.com or scan the QR code.

Thank you for your support over these many years, and we look forward to an exciting 2024 season.

Go Wave!

Trash Pickup For Fall & Winter Seasons

Trash Pickup For Fall & Winter Seasons Waste Connections allows for additional trash collections over and above your weekly cart as follows:

- **Leaf Season** – October 1st through December 1st each year, Waste Connections will take up to 15 bags at no additional cost per week for leaf and yard clean up season.
- **Holiday Season** – December 1st through January 15th, Waste Connections will pick up any waste / trash associated with the holiday including holiday trees at no additional cost.

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PUPPY LOVE: February 1st through 28th. Dog and cat food donation drive to support Colorado Pet Pantry

—<https://aspengrovecenter.com>

Light Up The New Year

Ring in the new year with us as the Hudson Gardens exhibit transforms into the Light Up The New Year show that includes vibrant displays, a laser garden, and upbeat music. Join your friends and family and immerse yourself in the colorful nautilus forest, color cubes, mesmerizing sphere and more. Dated tickets are valid for single admission to Light Up The New Year at Hudson Gardens on the date reserved.

- Adults: \$20
- Seniors (65+): \$18
- Child (ages 3-12): \$15
- 2024 Light Up the New Year Dates: Jan. 2-28
- Doors open at 5:00 p.m.. The last entry is at 8:45 p.m.
- Tickets valid between 5:00-8:45 p.m.
- Lights out at 9:30 p.m.

Violation Report

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

Landscaping and yard maintenance – 25

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

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Friday Night Films

Skip the Theater and enjoy Friday Night Nature Films Fireside at South Platte Nature Center. Nature based films are carefully chosen and include a variety of entertaining topics. All are beautifully filmed, most are award winning. Donation suggested for refreshments.

- American Eagles - 01/19/24
- Magic of the Snow Owl - 02/16/24

– <https://register.ssprd.org>

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Skiing: With over 30 ski areas to choose from in Colorado, there is truly terrain for every kind of skier and snowboarder. All levels and budgets can be accommodated. There are smaller slopes perfect for learning the craft, and big giant playgrounds that keep everyone in your group entertained for days.

Cross Country Skiing: Downhill isn't the only way to enjoy skiing in the Rocky Mountains. Nordic skiing, more often referred to as cross country skiing, is fantastic across the state. There are Nordic centers near all the favorite ski towns and resorts, plus endless miles of trails in the national forests to peruse on your own accord.

Snowshoeing: Most of the aforementioned Nordic centers in Colorado provide access to snowshoers on their multi-use trails. Many will even have snowshoe rentals available, as do many ski resorts. It's not uncommon for ski areas to allow snowshoeing on some of their cat trails (greens), or even have separate trails completely for these winter hikers.

Snowbiking: When written as one word, snowbiking technically implies no motor. A Snowbike® is a registered trademark that's used to glide down the slopes, similar to downhill skiing. You can rent snowbikes at a few places locally, and there are even some ski resorts that allow them on their chairlifts, such as Breckenridge Ski Resort. You then ride down the mountain as you would on your skis or snowboard, except your sitting down on a Snowbike®.

Snow Biking: When snow biking is written as two words, it implies it has a motor. These are sort of like snowmobiles and are used in a similar fashion. There are some snow biking competitions and you could use them in the backcountry (uphill, downhill, on the flats) the same as you would a snowmobile. This version is not a registered trademark and technically needs a space between them, snow bike, however, you still might see it improperly referred to as a snowbike with one word.

Fat Biking: These are bicycles with fat tires and thick treads that are suitable for riding on packed snow. They are becoming more popular in mountain towns, and you can often see someone riding along for fun or transportation. There are even competitions held. There are some shops in select towns that will rent you a fat bike to use for a fun day off the ski slopes.

Snowkiting: Snowkiting is very similar to kiteboarding on water. However, you'll use skis or a snowboard instead of a surfboard. It's simpler to master kiteboarding since snow supplies less friction than water. Do note that snowkiting lessons do require you already have a snow kite and harness available. Many people attempt snowkiting on frozen lakes, such as Lake Dillon in Summit County. An advantage is that this skill can be later applied to kiteboarding on the water during the warmer, summer weather.

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