



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

**July 2025**

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## **URGENT Help Needed: 4th of July Bike Parade & Pool Party!**

Our beloved 4th of July Bike Parade & Pool Party is just around the corner, and unfortunately we are currently short on the volunteer/sponsorship support that we've received in year's past.

Thankfully, ACCU has graciously agreed to sponsor and fund the event, but we are only a few days away and need to rely on community volunteers to pull this off. Without your help, most or key parts of the event may not happen.

We need help in the following areas:

- Bike Parade Coordination and Send Off (fire truck pending)
- Pool Party Setup
- Food & Grilling
- Drinks & Coolers
- Games & Activities

If you can volunteer even a small amount of time, please contact ACCU immediately at [support@accuinc.com](mailto:support@accuinc.com). Every bit helps, and it's a great way to get involved and keep our community tradition alive.

Once we have confirmed details and aligned enough volunteer support to officially make this happen, we will send an email blast out with official times.

## **Next Board Meeting**

**Wednesday, July 9th, 2025**  
7:00 p.m. at the Clubhouse

## **Notes From The June Board Meeting**

Here we go!! Two weeks into summer and it's been a roaster, with a nice and pleasant end to June. Hopefully family vacations (either past or future) have been ones for the record books.

On June 11, we were able to successfully hold our Annual Meeting. We had over 120 proxies and a few in attendance at the clubhouse. We conducted a reading and approval of 2023 meeting and received approvals. There was an in-depth discussion around the pool and the management company transition. Unfortunately, after a detailed contract review of the duties stipulated in the pool management contract, we felt we were not being treated equitably, nor were services being provided.

We have since terminated that contract and are now in much better hands with Aspen Aquatics. Hopefully everyone has seen the emails about this latest transition, what it means in terms of duties and definitions with the "pool monitors", and that this change in no way exposes Woodbourne or the monitors to any inherent liability. Visitors will see new NO LIFEGUARD ON DUTY signs, but the pool monitors have been explicitly instructed that if there is a water rescue required that they should do everything to assist all others in the resolution of that incident. They are not instructed to stand down in any way and would work with parents and residents towards resolution.

Our annual garage sale was a success with nice weather and representative participation. The large trash pickup provided residents with an opportunity to dispose of items unsold and not included in the weekly trash service.

As mid-summer emerges, just a gentle reminder of a few covenant controls:

1. No items marked "FREE" may remain anywhere on your property for more than 48 hours. This pertains to the easement property outside of the fences along W Meadows and S Simms St. and never within common areas
2. Easement property between the fence line and the sidewalk on W Meadows Dr is the homeowner's responsibility. This includes weed/shrub abatement and overhang of trees/bushes. We are allowing residents through the end of September 2025 to address trees and bushes that extend past the fence line onto easement property.
3. All exterior renovations, including landscaping, home painting, roof replacement and removal or replacement of trees/shrubs, must be authorized by our ACC. Forms are available on the ACCU portal, or

any board member can assist with a link or copies of the forms for submission.

4. No commercial or business labeled vehicles can be parked in our neighborhood unless lettering/signage is covered while on the driveway.

We ask that no recreational vehicle or trailer be kept in the driveway for more than 72 hours. And although we do not hold control for recreational vehicles parked in our streets, please be thoughtful for how long (and where) vehicles are parked, as we have received complaints about them creating blind spots for cars and pedestrians.

*continued on page 2*



## Board Meeting, *continued from front page*

We continue to work on pool furniture replacement and clubhouse restroom renovations for after the pool closes. We may require a long-term storage pod to be kept in the pool parking lot especially when new pool furniture has been purchased to help protect our new investment.

We continue to wish the Wave swim team success and look forward to their State competitions in July, and we appreciate your support and diligence in ensuring our neighborhood remains a primary target of new homeowners and young families.

– Your Woodbourne HOA

*The summer night is like a perfection of thought.*

–Wallace Stevens

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- ~ Add 1 or 3 up lights to make your space appear deeper
- ~ Bring your collection outside (rocks, pottery, antique metals) cluster for drama
- ~ Use candles or make a wine bottle chandelier
- ~ Add a cafe table in the front to invite neighbors to share your space

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## 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)

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## Violation Report

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

**Architectural Changes Not Approved – 1**  
**Recreation Vehicles – 1**

**Trash/Recycling/Compost Container – 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.

**July 4th Bike Parade and Pool Party**

## Spend A Day At The Beach

Yes, Colorado has beaches, and what better way to spend a hot summer day than with your toes in the sand? Many reservoirs throughout the state include spacious beach spots perfect for sunbathing, swimming, picnics, SCUBA diving, and more. Notable ones include Cherry Creek State Park, Chatfield State Park, Lake Dillon Reservoir, and the Boulder Reservoir. Pack a picnic, bring some towels and an umbrella, and soak in some sun.

## 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. and are held on select Thursdays.




- **July 10 – Blue 88s Big Band** – big band jazz
- **July 17 – Michael Friedman Band** – R&B, funk, jazz
- **July 24 – Julia Kirkwood** – alternative pop, rock
- **July 31 – Blessing Bled Chimanga** – African jazz and dance music
- **August 7 – Austin Zimmerman** – folk, bluegrass, rock and roll
- **August 14 – Grunge Lite** – 90s alternative rock and pop covers

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**–Bob Dylan**




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**Robyn Wise**  
Class of 2007 (Alumni, Parent & Staff)



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## Berry Trifle: 8 to 10 servings; Total Time: 30 mins

### INGREDIENTS

- 1 angel food cake, cut into cubes
- 3.4 oz box instant vanilla pudding mix
- 2 cups cold milk
- 8 ounces cream cheese, at room temp
- 1 cup powdered sugar
- 8 ounces Cool Whip
- 2 pints blueberries, rinsed
- 2 pints strawberries, rinsed, hulled and sliced



### INSTRUCTIONS

In a small bowl, combine the vanilla pudding mix with the milk and whisk for two minutes; set aside.

In a large bowl, beat the cream cheese on medium speed until smooth and creamy, 2 to 3 minutes. Reduce speed to low and gradually add the powdered sugar. Once all of the sugar is incorporated, increase speed to medium and beat for 1 minute, or until thoroughly combined and smooth.

Add the prepared pudding to the cream cheese mixture and gently fold and stir with a rubber spatula until completely combined. Add the Cool Whip to the bowl and fold it into the mixture until no white streaks remain.

To assemble the trifle, alternate layers of angel food cake, blueberries, the pudding mixture, strawberries and so on, until you get the top. Add a final layer of the pudding mixture, then arrange the remaining strawberries and blueberries in a decorative pattern. This is best served within 24 hours of making it, but leftovers can be stored in the refrigerator for up to 3 days.

—<https://www.browneydbaker.com>

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## Red, White & You

Thursday, July 3, 2025 in Clement Park (7306 W. Bowles Ave., Littleton 80123)

Event runs rain or shine. Red, White & You is a FREE patriotic, community event focusing on fun for the whole family! Red, White & You is the largest free community event in South Jefferson County. Geared toward all ages and designed to bring the community together, attendance is estimated at 35,000+ annually. The event includes kids' activities, live entertainment, food concessions, community business booths, beer & wine garden, and a fireworks display.



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## Summer Concert Series

The Littleton Museum and the Friends of the Library and Museum are delighted to welcome you to the museum front lawn for the 2025 Summer Concert Series. The concert series is free, with open lawn seating on a first come, first serve basis. Concerts take place on seven Wednesdays in June & July, from 6:30 p.m. - 8 p.m.

- **Wednesday, July 9: The Ninety Percent 90s.** A 3-piece acoustic cover band covering the best and worst hits from the 90s.
- **Wednesday, July 16: The ThreadBarons.** A combination of Americana, folk, classic rock, folk rock, and garage rock.
- **Wednesday, July 23: Dakota Blonde.** Acoustic folk, bluegrass, acoustic rock music, part singer/songwriter, and sometimes even Celtic.

The show goes on in the rain. In the event of extreme temperatures, strong wind, downpours, severe weather warnings, and/or lightning near the Museum may cancel or delay a show for a short time.

–<https://www.museum.littletonco.gov/Events-Programs/Summer-Concert-Series>



## Buffalo Bill Days

**July 25–27, 2025, Parfet Park, Golden**

Buffalo Bill Days is a historic festival dating back to the 1940s, celebrating the legacy of William F “Buffalo Bill” Cody. The event features a variety of activities, including the “Best of the West” parade, live music performances, an arts and crafts festival, children’s activities, and more.

### FESTIVAL HIGHLIGHTS

**“Best of the West” Parade:** A Golden tradition for almost 50 years, the parade boasts over 70 head of horses, collectible cars, creative floats, fire and emergency vehicles, and several local performing and charitable groups. Buffalo Bill day parade in Golden.

**Muttin Bustin:** A fun event where kids get dressed up in helmets and vests and hang on to a sprinting sheep for as long as they can.

**Arts & Crafts Festival:** Featuring hand-crafted goods from various vendors, offering unique items and artworks.

**Live Music:** Enjoy performances from artists like Hazel Miller, Chris Daniels & The Kings, KingPin Posse, The Fuzzheads, Red Rock Vixens, Leap Dance Studio, and Long Run – “Colorado’s Tribute to the Eagles”.

### PLAN YOUR VISIT

Festival hours are Friday: 5-10 pm, Saturday: 10 am-10 pm, and Sunday: 10 am-5 pm. Free parking options include satellite lots with free shuttles, and public transportation is encouraged.

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