



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

March 2024

Vol. 31 No. 03 • Circulation: 425

Annual Homeowners Meeting: Tuesday April 16th, 2024

The Annual Homeowners Meeting will be held on Tuesday April 16th, 2024, at 7:00 p.m. at the Chatfield Senior High School library. We need to meet a 25% quorum (102 households) in order to conduct any business. Please attend this meeting so you can be updated on neighborhood information, give input to the Board, and help elect Board members (or volunteer yourself!). If you cannot make it, please submit a proxy prior to the meeting. The annual meeting mailers will start arriving in mailboxes in late March, so please be on the lookout.

Easter Egg Hunt: Date Pending

The annual Easter Egg Hunt is one of Woodbourne's favorite traditions that gets many of our residents out of winter hibernation, and "springing" into action. An exact date and time of the event are still in the works, but as soon as details are finalized, the Board will send out both email and Facebook notifications. We hope to see you there!

Clubhouse Renovation Updates

We are delighted to inform you that the Board has approved a contractor who will soon begin remodeling the Clubhouse. As a result, the Clubhouse will not be available for rentals from March 4th through the end of April. (more details on page 2)

Board Meeting

March 13th, 2024, 7:00 p.m.

At the Clubhouse

Notes From The February Board Meeting

Happy Spring Woodbourne! As we look to warmer weather and march toward Summer, we wanted to let everyone know what the neighborhood has going on over the next few months:

March 25: Renovation work will begin in the Clubhouse
(see subarticle for more details)

March 23/24 or March 30: Woodbourne Easter Egg Hunt - dependent on volunteers and scheduling. Please reach out to Sheryl Archuleta (sheryla@woodbournehoa.com) if you'd like to help.

April 16 (Tuesday): Annual homeowners meeting

May 25: Pool opens

We continue to experience many cost-related items in and around the pool. The 30-year-old heater in the ceiling of the pool pump room failed in January and allowed pipes to burst during our extreme cold snap. We are researching a more efficient radiant style heater (with a thermostat) to not only ensure constant temperatures are achieved, but that water is supplied to the Clubhouse all winter long.

We are replacing the access doors to the pool mechanical room. The main door frame has settled due to the prior leaking of the wader pool

and does not adequately close. We also need to replace the door where the pool chemicals are stored, as long-term wear-and-tear has made accessibility difficult. Lastly, we are assessing the double doors where the chemicals are delivered to ensure all access options are functioning.

The pool filter system is going to be replaced soon, as the internal mechanism finally rusted to the point where it was allowing air into the system, causing the motor to work harder than needed. This is a very large expenditure to fund (\$32,000). We are purchasing a backup pump to ensure that if we ever experience another failure like last summer, the pool will not be forced to close. We are also addressing the cracked pipes under the pool deck that is prohibiting the wader pool to retain water.

Our Reserve Study placed the remaining usable life of the pool furniture at 0-3 years. That report was produced over 3 years ago, and so we will be researching ways to replace the pool furniture in waves, and will look to add additional seating and furniture throughout.

continued on page 2



Notes, *continued from front page*

Although it seems like everything in and around the pool are presenting challenges at once, the Board is working very hard to preserve our biggest and most important asset to this community. Please consider becoming part of our Board to help with varying matters like this and around the neighborhood.

— Your Woodbourne HOA Board

Clubhouse Renovation Updates (continued)

A final walkthrough was conducted with Chris of All Trades (our contractor) at the end of February to finalize contracting details and measurements. The renovation subcommittee also met to make final decisions on flooring, paint colors, TV feature wall designs and furnishings. We have a tentative start date of March 25th with a 2-3-week turnaround time (pending any surprise issues). We will be renting a dumpster that will sit in the parking lot, and we remind residents (especially children) to keep their distance. We fully expect neighbors to show their interest while renovations are taking place (and for good reason!), but please exercise caution around the area if you plan to peek inside. We will try to share photos and updates with the community as progress is made. This project is long overdue, and we are truly excited to open the space back up to the community in May.

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.

Violation Report

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

Decorations – 5

Parking – 1

Trash/Recycling – 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 2024 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.

April 16 – Annual homeowners meeting

May 25 – Start of pool season

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 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.

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info@newsletterconnections.com



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March Garden Calendar

PLANT: Indoors, after March 15th, start seeds under grow lights. Perennials like lupine and delphinium and annuals like cardinal vine, hyacinth bean vine, marigolds, zinnia, nasturtium and many more.

As soon as ground can be worked, till in 1” to 2” of composted cotton burrs or aged manure into your vegetable garden.

Mid-March plant peas and sweet peas directly in the garden, soak the seeds overnight. Lettuce can be planted next, then radishes. Fall-bearing raspberries can be planted mid-March. Some varieties are: Heritage, Fall Gold, Fall Red, September, Pathfinder or Trailblazer.

Garden centers will have small bare root trees and shrubs and bare-root roses on sale to tempt and tantalize you. Go ahead and succumb. These can be planted from now through April. If you’re planting in March look for a time when we have predictions of three or four mild, pleasant days. Soak the roots overnight in a bucket to give plants a good start.

Late March fertilize evergreens and deciduous trees.

LAWN: Core aerate the lawn or have it done by a qualified lawn service. Aeration can be done anytime during the growing season, but to get your lawn off to a good start do it in March. Before aeration make sure the soil is moist to get 3” plugs. Leave plugs on the lawn. If you had crabgrass problems last year apply a pre-emergent herbicide. However, once you’ve applied a pre-emergent you won’t be able to put down grass seed. The herbicide will block the seed from taking root.

TOOLS: Get your lawn mower ready. Clean and sharpen the blade, drain gas and oil, and replace the sparkplug. If your hand tools weren’t cleaned last fall, do it now.

–By Eileen Tully, Colorado Master Gardener

Denver Restaurant Week

BACK FOR OUR 20TH ANNIVERSARY! It’s the



perfect chance to try out new spots where restaurants offer special menus over the 10-day, two-week-end format. You’ll find every type of cuisine such as Colorado grass-fed beef and lamb, international fusions, fresh seafood that’s flown in daily, and innovative vegetarian options, spiced up with local ingredients like the famous green chile.

Price Points: There are four price points this year (with both to-go and in-person options): \$25, \$35, \$45 and \$55 for multi-course meals. The tiered pricing structure allows restaurants to provide great deals for diners and a robust representation of Denver’s increasingly renowned culinary offerings.

VISIT DENVER’s program was originally created to showcase the city’s dining scene to local residents over a traditionally slow time of year for the restaurant industry. In its inaugural year, the program had 83 participating restaurants. In 2023, more than 200 restaurants signed up.

Tables fill up fast during Denver Restaurant Week. Diners are encouraged to make a reservation, try some earlier or later seatings or even Monday, Tuesday or Wednesday options. It’s also important to remember to cancel any reservations you don’t plan on using so other diners can use it. The delicious menus these restaurants have prepared are also great deals. Be sure to tip your servers generously.

–<https://denverrestaurantweek.com>

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Columbine Library Events

FAMILY TIME:

Wednesday, March 06, 11:15 a.m. – 1:45 a.m.

It's reading fun for everyone! Gather the whole family for engaging stories, dancing, singing and rhyming. Keep the fun going with 1000 Books Before Kindergarten! Get your child ready to read by sharing books together.

AARP TAX HELP:

Wednesday, March 6, 2024, 1:00 p.m. – 3:15 p.m.

Receive free tax assistance from AARP IRS-certified volunteers, specializing in helping taxpayers aged 60 and older. Free tax counseling is available from Feb. 7 to April 3. To benefit from this service, appointments are required and can be made online, in person through any staff member, or by calling the call center.



LEGO® BUILD AND PLAY:

Wednesday, March 06, 3:30 p.m. – 4:30 p.m.

Drop in for a play and build session where artists and engineers can let their creativity flow as they craft their own creations. LEGO® bricks are provided and all you need to bring is your imagination.

TODDLER TIME: Thursday, March 07, 9:15 a.m. – 9:45 a.m.

Your little one is constantly on the move. Help their mind stay active, too. Get them ready to read by singing, rhyming, dancing and telling stories together.

COMPUTER BASICS: Thursday, March 07, 9:30 a.m. – 11:00 a.m.

Learn the parts of a computer. Use a mouse and keyboard and understand the basics of navigating Microsoft Windows.

INTRODUCTION TO THE INTERNET: Friday, March 08, 9:30 a.m. – 11:30 a.m.

Learn how to use the Internet. Prerequisites: Basic Computer skills, including using a mouse and keyboard.

TWEEN SCENE - BOARD GAMES: Friday, March 08, 3:30 p.m. – 4:30 p.m.

Embark on a creative journey at our monthly Tweens event tailored for ages 8-11. Dive into a wide range of crafts, activities, and projects, providing a regular opportunity for Tweens to explore and express themselves.

TWEEN ROBOTICS: Sunday, March 10, 1:30 p.m. – 3:30 p.m.

Explore the amazing world of robotics. Discover basic design and coding skills while engaging in a variety of exciting challenges at our monthly program designed for ages 8-11.

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www.frcs.org

Library Events, *continued from page 4*

INTERCAMBIO SPANISH CONVERSATION TABLE:

Monday, March 11, 6:00 p.m. – 7:30 p.m.

Practice your Spanish with other friendly language learners. This is not an instructional course, but rather a great opportunity to chat and improve your skills through facilitated conversation. All ability levels are welcome.

AFTER SCHOOL FUN:

Tuesday, March 12, 4:00 p.m. – 4:45 p.m

Have fun at the library after school once a month! Explore Science, Technology, Engineering, Art and Math (STEAM) through crafts, games and other exciting activities.

CRAFT AND CHAT:

Wednesday, March 13, 1:00 p.m. – 2:30 p.m.

Explore your creative side while enjoying casual conversation with fellow crafters! All skill levels are welcome to this drop-in program, and all supplies are provided.

Spring Forward!

Daylight saving time begins on Sunday, March 10, at 2 a.m., when people will move their clocks an hour ahead, or “spring forward,” creating an extra hour of daylight in the evening and cutting morning light short by an hour.



St. Patrick's Day

St. Patrick's Day kicks off a worldwide celebration also known as the Feast of St. Patrick. On March 17th, many will wear green in honor of the Irish and decorate with shamrocks. According to lore, the wearing of the green tradition dates back to a story written about St. Patrick in 1726. St. Patrick (c. AD 385–461) used the shamrock to illustrate the Holy Trinity and wore green clothing. And while the story is unlikely to be true, many will revel in the Irish heritage and eat traditional Irish fare, too.



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Sausage Breakfast Casserole

Ingredients

- Butter or nonstick spray
- 1 lb. breakfast sausage
- 1 red bell pepper, chopped
- 4 scallions, chopped, white and green parts divided
- 10 eggs
- 1 1/4 c. heavy cream
- 1 tbsp. dijon mustard
- 2 tsp. hot sauce (optional)
- 1 1/2 tsp. salt
- 1 tsp. black pepper
- 2 c. shredded sharp cheddar cheese, divided
- 1 (30-oz.) package of frozen, shredded hash browns, thawed

Directions

1. Preheat the oven to 350°F. Grease a 13-by-9-inch (or other 3-quart) baking dish with butter or nonstick spray.

2. Heat a large skillet over medium-high heat. Add the sausage, breaking it up into small pieces with a wooden spoon. Cook the meat until no pink pieces remain, 6 to 8 minutes. Add the bell pepper and white and light green parts of the scallions, and cook for 3 more minutes. Transfer the mixture to a plate to cool slightly.

3. Meanwhile, in a large bowl, whisk together the eggs, heavy cream, mustard, hot sauce, if using, salt, black pepper, and about one-half of the remaining green parts of the scallions. Gently fold 1 1/2 cups of cheese, the hash browns, and the sausage mixture into the egg mixture. Transfer the mixture to the baking dish and smooth it into an even layer.

4. Cover with aluminum foil and bake for 50 minutes. Remove the foil and top with the remaining 1/2 cup of cheese. Increase the oven temperature to 400°F and finish baking until the center of the casserole is set (not jiggly) and the top is slightly golden, 10 to 15 minutes more. Let rest 10 minutes, top with the remaining green parts of the scallions, then serve.

–<https://www.thepioneerwoman.com/>

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If you're staying in the Littleton area or interested in moving near or far, I can offer some tips to maximize your home options!

March Tip: Don't forget DAYLIGHT SAVINGS begins March 10th this year!

Contact me at: **303-910-8505**
Email: LoriJacksonRealtor@gmail.com
Website: ActionJacksonRealEstate.com




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Get Over It Day

Each year on the 9th of March, people across the country observe National Get Over It Day. Just as it implies, the day is to do exactly that, GET OVER IT.

"It" may be a variety of things. Sometimes we need to get over the small things like spilled milk or traffic. Even news such as being passed over for a promotion, poor grades, or an argument with a family member shouldn't cause us to live our lives in a state of misery forever.

Spring Equinox

What is the spring equinox, and why is it the first day of spring? The equinox simply means that the length of day and night are (almost!) equal. (In fact, the word "equinox" comes from two Latin words that together mean "equal night": aequus (equal) and nox (night). So, on March 19, we'll have approximately 12 hours of sunlight! After this day, this hemisphere starts tilting toward the sun, which means more daylight each day and warmer, springier weather.

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5 Ways To Give Back During Spring Break

Spring break is a good time to vacation or binge-watch Netflix, but it's also a great time to give back to your community. Here are just a few ways you can volunteer your time during spring break. For many students, spring break is about relaxing, partying, or catching up with friends. For others, it's a good time to help out their communities. If you are passionate about helping others but aren't quite sure where to find volunteer opportunities, start locally. Here are just a few places where you can spend time giving back this spring break.



1. Soup kitchen/homeless shelter. Your local homeless shelter can always use people to help prep meals, serve food, and organize supplies. Although you could donate money or clothing without actually going to a shelter, the experience of helping others directly can be very positive and humbling.

2. Animal shelter. If you love puppies and kittens, then you should call your local animal shelter. Many locations ask volunteers to walk the dogs for exercise, help groom the pets to prepare them for adoption, and provide customer service to visitors. Some locations will even allow volunteers to play with the animals to teach them how to socialize well.

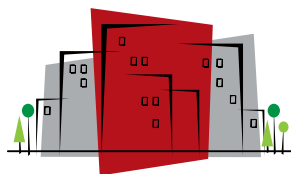
3. Hospital. If you are passionate about helping people and have an interest in the medical field, a hospital would be a great opportunity for you. This is also a good choice for volunteering because there are so many things you can do. If you like working with kids, there is the pediatric unit; if you like a fast-paced environment, then you might enjoy the ER. Contact your local hospital for volunteer opportunities that match your skills and interests.

4. Coaching. If you're a sports buff who also likes to work with kids, then you could volunteer to help with a team. No matter the sport, children's teams are always in need of coaches or people to help at practices. It's often hard for parents to volunteer for their children's teams due to work and other responsibilities. So both the kids and the parents would appreciate your help. Local YMCA or Boys and Girls Club are good places to investigate.

5. Tutoring. With a whole week off from school, it's easy for kids to forget what they just learned (the same goes for college students!). If you happen to be skilled in a certain subject, then you should consider tutoring. You could help children or fellow college students understand any tricky subjects that they're struggling with. Contact the career services office or a local community center to ask about tutoring opportunities. You could also offer to help kids with homework or read to a class if school is in session that week.

Extra option: volunteering abroad. If you're feeling adventurous and have money saved up, then you should consider volunteering abroad! There are many volunteer opportunities available around the world, such as teaching English, helping with environmental projects, and providing care to children. Of course, you can find volunteer opportunities anywhere, including around the United States through Alternative Spring Break. Programs can be found online or through your college. The cost could be included in the price of your tuition, or special scholarships may be available.

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