



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

March 2026

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Calling New Board Members

As we approach the April '26 Annual Meeting, please consider joining the Board, as we would greatly appreciate the help. Managing Woodbourne is a tall task with only four members. And since this is a 100% volunteer position where 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. Terms are for three (3) years, and the expectation is that duties and personal time requirements will extend outside of simply attending our monthly meetings.

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.

Good Samaritan Day: March 13th

- Make an effort to help someone who is struggling.
- Something as simple as a phone call to as inconvenient as stopping to help change a tire are all acts of a good Samaritan.
- Make a commitment to developing a habit of kindness and awareness of others.
- Offer your valuable skills to others in times of need.

Next Board Meeting

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

Notes From The February Board Meeting

Dear Homeowners, As we head into the spring season, we would like to share several important community updates and reminders.

Annual Homeowners Meeting

Our Annual Homeowners Meeting will be held at the Chatfield High School Library. Official notices have been mailed and should be delivered by the time you are reading this newsletter. If you have not received a physical notice, please reach out to the HOA as soon as possible so we can ensure you have all meeting details. We look forward to your participation and encourage all homeowners to attend.

Clubhouse Landscaping Update

We are currently working with Keesen on a refreshed landscaping plan for the clubhouse grounds. They will be providing markups and detailed drawings by March 11. Once the Board reviews and approves the final design, planting will begin a few weeks thereafter. We're excited to enhance the appearance and long-term sustainability of this shared community space.

Exterior Permanent Lighting Reminder

We respectfully ask homeowners who have installed permanent exterior lighting systems to limit motion or animated lighting patterns to recognized holiday seasons only. Recently, we have received an increased number of communications regarding motion settings that impact neighbors' sleep and are often unknown to

the residents displaying them. In many cases, homeowners are unaware their lighting system has been adjusted or remains active overnight. Additionally, we ask that all exterior accent lighting systems be placed on a timer and set to turn off no later than 10:00 PM. This will help reduce overnight light pollution and maintain a comfortable environment for everyone in the community. We appreciate your cooperation and consideration for your neighbors.

Wave Swim Team Proposal

The Board has received a proposal from the Wave Swim Team. While few details are currently available, they have expressed interest in hosting the first State distance swim events at our community pool. We will be meeting with their representative in March for a Q&A session and will provide additional information to homeowners once more details are confirmed.

ACC Reminders & Watering Restrictions

As spring approaches, please remember to submit all home improvement projects to the ACC Committee with ample time for review. Early submissions allow for discussion of details and ensure timely majority approval from committee members. We also anticipate early watering restrictions to be issued by Denver Water. While this is not

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Board Meeting, *continued from front page*

unexpected, it does require preparation. The HOA will work with homeowners who wish to replace sod with low-water alternatives and will provide guidance regarding potential drought impacts on existing lawns and landscaping.

Planning ahead will help ensure compliance while maintaining the health and appearance of our community.

Thank you for your continued involvement and cooperation. We look forward to seeing you at the Annual Meeting and to a productive spring season ahead.

— Your Woodbourne HOA

Violation Report

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

Misc Items Improperly Stored — 1

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

*Springtime is the land awakening.
The March winds are the morning yawn.*

—Lewis Grizzard




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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.

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Absolutely Incredible Kid Day

On March 19th, Absolutely Incredible Kids Day encourages adults to tell kids how absolutely incredible they are. Take the challenge a step further and WRITE it down in a letter to that absolutely incredible kid.

Children are amazing creatures. Their ability to learn, adapt and bring joy to the world is never-ending. Did you ever receive something in the mail as a child? Maybe it was a birthday card or a letter from grandma. Do you remember your face lighting up like a summer's day? Of course, it did! Just the act of receiving a letter just for them makes a child feel important. And when the letter tells them just how amazing they are or how someone noticed the kind deed they did, receiving a letter becomes an even bigger reward.



HOW TO OBSERVE ABSOLUTELY INCREDIBLE KID DAY

- Tell the kids in your life why you think they are incredible, amazing, inspiring, or just plain terrific!
- Make them feel even more important and write it down in a letter. How many kids do you know? They all deserve some encouragement, so make sure they get it from you.
- Create a post about an amazing child you know.
- Catch a child in the act of doing something incredible.
- Let them overhear you giving them some praise.

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

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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A St. Patrick's Day Celebration With Solas

Saturday, March 21, 2026, 7:30pm, Lone Tree Center

"Solas have become Irish America's most inventive band by mixing their Celtic roots with country and Americana in their sturdy, melodic and thoughtful songs." –The Guardian

Solas is hailed by The Boston Globe as "the finest Celtic ensemble this country has ever produced" and The Wall Street Journal as "an Irish traditional band bearing all the marks of greatness." Since forming in New York City in 1995 they have been a galvanizing element in the Irish music scene – a lightning rod of talent and inspiration that set new standards for musicianship, repertoire, and intensity. Over the course of twelve critically acclaimed albums and endless international touring, Solas brought their love and respect for the traditions of Irish music, and their sense of melodic and instrumental adventure to the world.

– <https://www.lonetreeartscenter.org>

This Space Intentionally Left Blank for Teen Services

Denver Restaurant Week: Menus Are Live! March 6-15

Denver Restaurant Week showcases the creative, exciting menus that diners have come to expect – with both to-go and in-person options. There are four price points: \$25, \$35, \$45, and \$55 for a multi-course meal. Menus can be viewed at <https://denverrestaurantweek.com>.

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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.

The Wiz: March 20 - April 19, 2026, Town Hall Arts Center, Littleton

Dorothy's is considered by many to be the most iconic hero's journey of the last century. And in this vibrant, soulful reimagining of The Wizard of Oz, we experience her journey through joyful music, high-energy choreography, and plenty of onstage magic. Featuring funky and fearless songs like Ease on Down the Road as well as well as uplifting, gospel-infused anthems like Home, this Tony Award-winning musical offers a fusion of Rock, Broadway and R&B that celebrates our common human experience through contemporary Black culture. The Wiz is a story of courage, friendship, and the power of home that is sure to delight audiences of all ages!

— <https://townhallartscenter.org/event/the-wiz/>

🔥 Colorado's New Furnace Laws Are Now in Effect 🔥

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Exterior Home Maintenance Tips For Spring

- Inspect gutters and downspouts for damage and debris. Working gutters ensure that water is diverted from your home's foundation.
- Trim trees and shrubs that are near the house. This can prevent damage to siding, windows or the roof.
- Inspect caulking around doors and windows for damage or wear. Replace if necessary to increase energy efficiency.
- Inspect wooden decks, railings, windowsills and steps for rot. Repair or replace damaged wood, and touch up paint, stain or wood finish.
- Pressure wash patios, decks, driveway / walkways, and outdoor furniture. Pressure wash your soffits and siding too, if necessary.
- Inspect outdoor sprinkler heads for damage from snow plows or cold weather. Look for leaking valves and verify the watering schedule on the control panel.
- Inspect and tune up any lawn maintenance equipment. Sharpen tools, charge batteries, lubricate moving parts and replace old gas.
- Clean debris from foundation vents and window wells.

Routine home maintenance can save you the headaches of costly repairs that could be avoided. It can also help you prepare and budget for any future repairs or upgrades. Care for your home and the surrounding property, and it will continue to keep you and your family safe and comfortable. Check this list off every spring to prolong the life of your home's building materials, landscaping, and more.

Local Educational Field Trips For All Ages

Denver Museum of Nature & Science:

At this institute, you'll have a chance to learn more about minerals, mummies, robots and space travel. The fascinating museum has hands-on 2.5-3 hour classes, which range from a med lab to super animal adaptations. It prides itself for its remarkable planetarium and themed tours set up per grade level.

Molly Brown House:

Swing by the Molly Brown House in Denver. She was a famous figure, Titanic survivor, philanthropist and political activist. Housed in a Victorian mansion in the Capitol Hill neighborhood, the home is charming on its own and packed with relics. Learn about women's rights, architecture and the history of mining.

Working Factory Tours:

Some companies provide free guided tours of their working factories. Want to learn more about money? Tour the **U.S. Mint** in Downtown Denver. It presses millions of coins every day! Tea lovers should definitely stop by **Celestial Seasonings** factory in Boulder for an informative and nose-opening tour. It smells very minty in the peppermint room! Young kids shouldn't miss **Hammond's Candies**, also in Denver. Watch them making their historic candy and get a free cane at the end.



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