



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

November 2023

Vol. 30 No. 11 • Circulation: 425

Save The Date: Holiday Hayride!

Saturday, December 16, 2023

Woodbourne is sponsoring the Holiday Hayride in December. The Clubhouse will be open for the sharing of treats and refreshments, along with some other festive activities – more details to come next month, including exact times of the event. Our holiday hayride is a long-standing tradition in Woodbourne with two horse carriages looping around the neighborhood. It's a great time to dress warm, drink hot cocoa, meet new people, and see everyone's holiday lights in action. We hope to see you there!

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.

If you have any questions or concerns, please contact Waste Connections at 303-288-2100.

Board Meeting

November 8th, 2023, 7:00 p.m.

At the Clubhouse

Notes From The October Board Meeting

Bring on the holidays! The October Board meeting was held a week earlier than usual to accommodate schedules, and two residents were in attendance. The meeting was primarily focused on the 2024 pre-planning and continued reviews of our 2023 budget alignments. We discussed the price increases being proposed in both our landscape company and pool management contracts. We firmly believe these can be negotiated in our favor and remain within our margin of expectations.

We will be asking for a multi-year pool management agreement so that we can budget for COLA (Cost-of-Living Adjustments), minimum wage, and other factors that will seemingly continue to escalate as our economy settles into a new normal. We will also be ratifying our 2024 budget at the November 8th meeting.

Last month's newsletter detailed the list of priorities for the Clubhouse renovation project, which will be centered around (mostly) cosmetic upgrades to both the main room and foyer.

We will be taking a multi-phased approach to keep cost down and ensure there are no delays to the start of the pool season. Phase 2 (next fall) will be focused on the bathrooms, kitchen and exterior. To better assess and compare the list of quotes we received over the last two months, the Board discarded two of the original estimates due to their high cost and scope of work. We met with two new contractors in September whose numbers and scope were more in line for comparison, and we believe we are now prepared to align certain upgrades or replacement costs to our reserve study, and then establish where cost may be allocated to that budget vs. operationally. Our next priority is choosing a contractor and getting them onto a schedule. We anticipate work commencing after the holiday season to ensure we do not interfere with the Holiday Hayride and festivities, and we will also need work around other initiatives taking place in the pool equipment room tied to the wader pool leak. If you have any questions or ideas for this exciting initiative, please consider joining one of our upcoming Board meetings or email simonw@woodbournehoa.com – we'd love to hear from you.

As temperatures begin to change, please look to address any immediate issues with your trees, bushes or other landscaping areas that will be affected by snow load or wind. We have seen some improvement with the fence lines from Frost to Simms St, but there are still many limbs and bushes protruding over the sidewalks – please continue to assess your individual fence lines between now and Spring. Also, be sure you are thinking about priority of projects for 2024 so that we can get those approved via the ACC review process.

Wishing everyone a warm and pleasant Fall break and Thanksgiving.

— Your Woodbourne HOA Board



Painted Brick Is Live

The Board formally approved the updated ACC Paint Request Form, which now includes a section for painted brick. The form is live on the ACCU portal under Documents > Forms, and we already have our first submissions rolling in! Please remember that if you plan to paint your brick, there are very specific guidelines and processes to follow between homeowner and contractor. Contact ACCU or the Board with any questions.

Slow Down For Safety

Woodbourne is a great family neighborhood, and part of what is so great is the amount of young children living in our community. It is also a great neighborhood for walking and bike riding. Now that school is back in session, it's a good time to think about your driving. There are a lot of cars that speed through the neighborhood and often run stop signs. And with the new elementary school start times, please be considerate and slow down. If you have young drivers, talk to them about the dangers of speeding. Together we can stop a tragedy from happening.

Trail of Lights Chatfield Farms

Nov. 24 – Jan. 1, various evenings, 5-8:30 p.m. (closed Dec. 25). Tucked into the foothills under the dark sky, the glow of lights can be seen for miles. Just under a mile of walking trail, the illumination of cottonwoods, boxelders and pine trees line the pathway through the Green Farm, Crossroads, Deer Creek Discovery Children's Play Area and 1880s Hildebrand Ranch homestead. There is the option of an alternative path for those who want to take a shorter stroll.

An Extravaganza of Lights at Hudson Gardens

Nov. 24–Dec. 31, 2023 Walk through a winter wonderland of thousands of outdoor lights in Littleton. Explore the trails, where bursts of light and color wrap around trees and shimmer on bodies of water.

— <https://www.hudsongardens.org/>

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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.**

Advertising:

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.

To place an ad, call **Colorado Lasertype, 303-979-7499**
 Email: getinfo@coloradolaser.com

To find ad rates and discounts, go to www.ColoradoLaser.com and click on the "Advertising Rates" link.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

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.

*Fall has always been my favorite season.
 The time when everything bursts with its last beauty,
 as if nature had been saving up all year for the grand finale.*
 —**Lauren DeStefano**

ACC Committee Volunteers

We would love to hear from interested residents who want to volunteer to be part of a three to five member ACC Committee that reviews submissions for compliance with our current rules and regulations, and works with a Board liaison to ensure timely decisions and homeowner communication. If you would like to join this important initiative or simply want to learn more about what's involved, please consider attending one of our upcoming Board meetings, or email errine@woodbournehoa.com and adams@woodbournehoa.com.



Denver Christmas Show

November 3-5: Friday & Saturday 9 a.m. to 7 p.m.
Sunday, 10 a.m. to 5 p.m. 450 exhibitors.

- Holiday & home décor
- Arts, crafts
- One-of-a-kind gifts & Jewelry
- Specialty foods & Cooking demonstrations
- Santa Claus (each day from noon to 4 p.m.).

Admission: \$16 (online) \$17 (at the door). Kids 13 and under FREE. The show is located in Exhibit Hall A. Free parking & shuttle at Elitch Gardens (Lot A) over the weekend. Colorado Convention Center, 700 14th St., Denver.

—<https://www.denverchristmasshow.com/>

Violation Report

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

Fence Repair – 3

Lot Maintenance – 1

Trash/Recycling/Compost Container – 1

Recreation Vehicles – 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 2023 with the qualification that any listed event may be canceled, rescheduled, or postponed. The list here includes the current dates for these events. More information will be provided as it is made known.

Holiday Hayride – Saturday, December 16, 2023

Denver Zoo Lights

Dec. 2, 2023–Jan. 7, 2024. Zoo Lights Has Been Transforming Denver Zoo Into Colorado's Wildest Winter Wonderland For Decades. More Than 2 Million Lights Sparkle Across 80 Acres Amid The 3,000 Residents Who Call The Zoo Home.

— <https://denverzoo.org/>

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The Difference Between Veterans Day and Memorial Day

Both holidays were established to recognize and honor the men and women who have worn the uniform of the United States Armed Forces. Memorial Day, which is observed on the last Monday in May, was originally set aside as a day for remembering and honoring military personnel who died in the service of their country, particularly those who died in battle or as a result of wounds sustained in battle.

Veterans Day is intended to thank and honor all those who served honorably in the military – living and dead – whether in wartime or peace. In fact, Veterans Day is largely intended to thank living Veterans for their service, to acknowledge that their contributions to our national security are appreciated, and to underscore the fact that all those who served - not only those who died - have sacrificed and done their duty.

To ensure the sacrifices of America’s fallen heroes are never forgotten, in December 2000 the U.S. Congress passed and the president signed into law “The National Moment of Remembrance Act,” P.L. 106-579, creating the White House Commission on the National Moment of Remembrance. The commission’s charter is to “encourage the people of the United States to give something back to their country, which provides them so much freedom and opportunity” by encouraging and coordinating commemorations in the United States of Memorial Day and the National Moment of Remembrance.

The National Moment of Remembrance encourages all Americans to pause wherever they are at 3 p.m. local time on Memorial Day for a two minute of silence to remember and honor those who have died in service to the nation.

On October 7, 2016, President Obama signed the Veterans Day Moment of Silence Act. The law requires that the President issue a proclamation calling on the people of the United States to observe a two minute national moment of silence on Veterans Day at 3:11 p.m.

Atlantic standard time, 2:11 p.m. Eastern standard time, 1:11 p.m. Central standard time, 12:11 p.m. Mountain standard time, 11:11 a.m. Pacific standard time, 10:11 a.m. Alaska standard time, and 9:11 a.m. Hawaii-Aleutian standard time.

–<https://department.va.gov/>



Test Smoke And CO Alarms

With cold weather arriving and furnaces and fireplaces cranking up, this is a good time to test your smoke and carbon monoxide (CO) detectors to make sure they’re functioning properly.

Press and hold the “test” button on the smoke or CO detector to make sure the alarm goes off. Replace the batteries if the alarm doesn’t work, or if the batteries are more than a year old, then test again.

Be sure to write the date the battery was replaced on the battery or on a piece of tape stuck to the back of the alarm. It’s also a good idea to blow out smoke and CO alarms with canned air periodically to remove dust. Also, be sure to replace any alarms that are over than 10 years.

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Monthly Cost Comparison for Gig Speed	COMCAST CABLE	DIRECTLINK FIBER
Gig speed service fee	\$110	\$89
Modem/Wi-Fi Rental	\$14	\$0
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Fun and Meaningful Thanksgiving Traditions to Add to Your Holiday

Play a Board Game - Select something suitable for whole family and retire to the living room to see who will secure victory.

Hang by the Bonfire - Cap the evening off with a roaring fire in the backyard. It's the perfect place to unwind post-meal.

Start a Tournament - A little friendly competition never hurt anyone! If your family isn't into football, might we suggest a different activity, such as ping pong, to get the blood pumping? Winner gets first access to dessert!

Run a Turkey Trot - Nothing will gear you up for a big midday meal quite like a brisk 5K! Encourage the whole family sign up for this healthy morning activity, which will still leave plenty of time for feasting afterwards.

Play Some Football - Whether you're watching, attending, or playing, football is a big part of many families' Turkey Day itinerary.

Watch the Macy's Thanksgiving Day Parade - Join Tom Turkey and all of your other favorite balloon friends for one of the most American Thanksgiving traditions—the Macy's Thanksgiving Day parade! Watch performances from pop stars, marching bands, and more.

Bless the Food - Express gratitude for family, friends, and food with a meaningful Thanksgiving prayer or Thanksgiving poem. Make it a tradition to go around the table and have everyone say what they are most thankful for in 2023.

Flip Through Old Family Photos - Use old family photos as a nostalgic touch on the table and to inspire "remember when" banter.

After the meal wraps up, watch old family movies or flip through photo albums for a few good laughs (and possibly tears, too).

Host a Friendsgiving - Whether on Thanksgiving Day or another time during November, celebrate your nearest and dearest friends by hosting a Friendsgiving feast. Because after all: "There are friends, there's family, and then there are friends who become family."

Set Up a Craft for the Kids - Keep the children occupied while the food is being prepared by stocking a table with Thanksgiving coloring sheets and more and the makings for a turkey-themed craft or two.

Craft DIY Placecards - Celebrate the warm spices of the season with a DIY cinnamon stick placecard holder. Simply wrap the ends of a cinnamon stick with red twine and insert a place card in its natural opening. You can use them year after year.

Go for a Post-Thanksgiving Walk - When your Thanksgiving feasting comes to an end, head outdoors to stretch your legs (and walk off all that turkey!).

Split the Wishbone - Weird as it may seem, wishbone splitting is an age-old Thanksgiving tradition.

Take a Trip to the Tree Farm - Get outside after that epic Thanksgiving dinner and kick off the Christmas season with a trip to a nearby Christmas tree farm. Major bonus points if you chop your tree down yourself!

– in part from www.countryliving.com



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Welcome Fall

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(720) 382-5280 | 5280roofingandexteriors.com

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Brandon Shinkel, Save Home Heat
(303) 443-9762 | savehomeheat.com

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Cody Hayes, Elite Roofing & Solar
(303) 296-0361 | elite-roofs.com

*Contact us if you'd like to be added to this list!



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efranzel@remax.net



Pumpkin Dump Cake

Putting the name aside, Pumpkin Dump Cake is a delicious twist on pumpkin pie that's perfect for fall! It's a cake on top of a pumpkin pie without the hassle of a pie crust!

Ingredients

- 1 15 oz can pumpkin puree (not pie filling)
- 1 10 oz can evaporated milk
- 3 eggs
- 1 cup brown sugar
- 3 tsp pumpkin pie spice
- 1 15.25 oz box yellow cake mix (just the dry mix)
- 1 cup butter melted (2 sticks)

Frosting glaze

- 2 cups powdered sugar
- 2 tbsp milk
- 1 tsp vanilla extract

Instructions

1. Mix the pumpkin, milk, eggs, sugar and pumpkin pie spice in a bowl with a whisk.
2. Pour the pumpkin pie filling in a greased 9x13 baking pan.
3. Sprinkle yellow cake mix evenly over the top.
4. Pour melted butter over the cake mix.
5. Bake at 350° for 45-50 minutes, until center is set and a toothpick comes out clean.

Frosting Glaze

Mix the powdered sugar, milk and vanilla in a bowl with a whisk until smooth. Pour over the top of the cake while it's still warm. Let it cool and harden to a sweet crackled glaze on the top.

Columbine High School Annual Holiday Craft Fair

Littleton, November 11th from 10 a.m. to 4 p.m.
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Kiwanis Club of Columbine

In November, we need help with Project Cure on November 27th, Columbine Hills Elementary Science Fair on November 16th, and Sharing with Sheridan Food Pantry every Thursday along with a number of other projects you can find out about in our weekly newsletter. We have something that will fit anyone's interests and expertise, and we can use your help! Details about our upcoming projects are in our weekly newsletter, contact news@columbinekiwanis.org to get added to our newsletter email distribution. Join us for any of our social events in November, Kiwanis after Dark on November 14th and 28th at Old Chicago

on Wadsworth and Hampden in Lakewood, 5p.m.

You do not need to join the club to participate. Anyone is welcome to participate on any project or attend any of our social events. We have a lot of fun, meet a lot of new people, and do a lot of good for our community. Visit our website at columbinekiwanis.org, or join us for a free breakfast at our weekly meeting any Wednesday at 7 a.m. at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton. We also have a bimonthly meeting at Columbine library on the second and fourth Tuesday of every month at around 12:30 p.m. For more information email kensweet@gmail.com.

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Gobble Wobble Run: November 23, 2023

The Gobble Wobble Run is a family friendly 5K that has been going strong since 2010! We welcome all ages and abilities. Our race takes place at beautiful Clement Park in Littleton, Colorado every Thanksgiving morning.

Who Gobbls and Wobbles? The demographics of this event will likely be a mix of serious athletes, aspiring runners, and families. Children are welcome.

What time does the race start? Race begins at 8:30 a.m.. on Thursday, November 23, 2023 (Thanksgiving Morning).

When and where can I pick up my race packet? If you wish to avoid long lines on race day, you may pick up your packet early at Boulder Running Company located at 8116 W Bowles Ave in Littleton. Early packet pick up will be available for those who have registered by Sunday, November 19th. Pick up will be on Monday, November 20th from 3:00-7:00 p.m., and on Tuesday, November 21st from 10:00 a.m. to 2:00 p.m. The packet includes your t-shirt, bib, and goody bag. You may pick up for friends and family members. Please bring a copy of the registration confirmation(s).

Are awards given out? Awards will be given to the top 3 male (and non-binary) finishers, the top 3 female finishers, and the top 3 girls and top 3 boys 12 and under.

What is the address of Clement Park where the race is held? 7306 W Bowles Ave Pavillion J (near the large playground equipment)

Can I register day of? Race Day registration will be available if the 1500 participant max has not been met. Cash and VENMO only. \$45 T-shirts are available while supplies last.

Are there any discounts available for groups? If you wish to register a GROUP with a minimum of 10 participants you may do so to receive a 10% discount. All participants must be registered together by one person and paid for with one method of payment. The discount will be applied automatically upon processing your payment. No discount code is necessary.

Can I bring my dog? Yes, friendly dogs are welcome but must be on a leash.

Can I bring my child in a stroller? Strollers are welcome.

–<https://runsignup.com/Race/CO/Littleton/GobbleWobbleRun>





LORI JACKSON, Realtor, NEIGHBORHOOD SPECIALIST
with Betsy R Prinzi

Wishing you a wonderful Thanksgiving!

Grateful for our HEROES in our teachers, 1st responders, medical staff, military & clergy! Friends, Community, and Neighbors... we wish you a blessed season!

Market Update:

- > 2 month home inventory means heading toward a more balanced market & changes
- Odds of selling if listed end October to mid November this year drops 4.5-42%
- 49% of current listings had price reductions & negotiations

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




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