



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

Fall Landscape and Maintenance Reminders

With fall upon us and October being an important time to prepare your landscape and irrigation systems for the colder months ahead, we'd like to share a few seasonal reminders:

- 1. Yard Waste Collection** – During the month of November, the trash company allows up to five (5) bags of yard waste per week to be placed outside of your containers. Each bag must not exceed 40 lbs. You may also continue to use your regular trash containers for yard waste, provided the lids close completely. Please ensure that tree branches and other debris are broken down to fit properly within the containers.
- 2. Tree and Sidewalk Clearance** – Please inspect and trim any trees that overhang sidewalks to ensure there is safe clearance for pedestrians.
- 3. Leaf Disposal** – Denver Water has issued a reminder asking residents not to blow leaves into the street or storm gutters, as this can block sewer drains and cause drainage issues. We ask that all homeowners be mindful of this when cleaning up leaves and yard debris this fall.

We appreciate everyone's cooperation in helping keep our community clean, safe, and well-maintained during the fall season.

Next Board Meeting

Wednesday, November 12th, 2025
7:00 p.m. at the Clubhouse

November 2025

Vol. 32 No. 11 • Circulation: 425

Notes From The October Board Meeting

Happy Leaf Season. As we have lost daylight savings and enter the hibernation season, the board has settled into a slower pattern of daily work. We do want to remind everyone that one last landscaping task remains – fall cleanup. As you assess your yard and the work required to get cleaned up, please remember the following: blowing leaves or yard debris into the street is not helpful to the neighborhood or our watershed systems; Waste Connections allows for additional yard waste/trash to be set around your blue trash bin for the month of November; as always, we ask that you attempt to fit as much as possible into your provided bin before relying on street placement of trash.

Please check your mail, the 2026 proposed budget has been provided to all residents. The board remains committed to ensuring we are stalwart managers of our dues, reserve funds and to align to our collective commitment that Woodbourne remains a



premier neighborhood. As the snow is likely to start to fall, please be cognizant to ensure your sidewalks and driveways are cleared in a timely manner after each storm. In some cases, teenagers and neighbors can be leveraged for homeowners that require help. If you do require assistance, please reach out to a board member or support@accuinc.com and we will ensure your address is aligned to a resident or board member that can assist.

The board will be reviewing and ensuring we are consistent with guidelines around permanent lighting being adopted by a few residents currently.

Please be aware that any permanent alterations to your residence DOES require an Architectural Change Control form to be filled out. We will be developing a dedicated form that allows for quick submission with the relevant requirements to be collected. We appreciate your patience and compliance.

A reminder that you may have up to two (2) political signs or postings in your yard. No resident may adhere any signage to their home or fencing. Signs may be placed prior to voting day but must be removed within 5 days of voting. If there are specific questions, Woodbourne has developed a document that aligns the rules and regulations posted on the Woodbourne online portal.

Please continue to check the social calendar for current events. The Woodbourne Wave has once again offered to produce the Holiday Hayride on December 13. They will ensure that everyone has a festive time and can enjoy community bonding with other residents. Our dedicated ACC volunteers will be coordinating the holiday decoration installs in the coming weeks and if you would like to assist, please reach out to tonyb@woodbournehoa.com and he can keep you aware of the planned installation day.

— Your Woodbourne HOA

Happy Holidays From The HOA and Woodbourne Wave!!

The Annual Woodbourne Holiday Hayride is **Saturday, Dec 13th from 5-8pm at the Clubhouse** - this is a co-sponsored event with the Woodbourne Wave Swim Team and Brittney Rodgers (Your Castle Realty) in partnership with our neighborhood HOA. All neighborhood families and friends are welcome! There will be music, cookies, hot cocoa and the hayride provided.

The Woodbourne Wave Swim Team is part of the South Jefferson County Swim League (SJS�). The purpose of the SJS� is to provide an organized competitive summer swim league that is dedicated to promoting sportsmanship and opportunities for all resident youth and families. The Woodbourne Holiday Hayride is part of the Wave's 'give back' programming for the year and we are proud to serve the community in this way.

If you would like to help with setup or sponsor cookies, or hot cocoa for the event, please email the Wave directly woodbournewave@gmail.com.

Thanks and see you there!!

Violation Report

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

Architectural Changes Not Approved – 1

Excessive Weeds – 4

Garage Door – 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.

- **Holiday Hayride Event:** Saturday, December 13th from 5-8pm

WeeCycle Donation Drive

Wed., Nov. 5, 2025, 11:00 a.m. – 1:00 p.m., Aspen Grove

Give your gently used baby gear a second life! WeeCycle and Timbuk Toys are teaming up for a special Pop-Up Gear Drive at Aspen Grove (in the parking lot near Timbuk Toys), making it easy for you to donate baby and toddler essentials to families in need.

What to Donate:

- Gently used baby & toddler clothing (newborn – 5T)
- Diapers & wipes (new & unopened)
- Gear & essentials like strollers, car seats (less than 6 years old), pack 'n plays, and carriers

Every donation helps WeeCycle support Colorado families in need, ensuring all little ones have access to essential items.

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.

Newsletter Connections: 303-979-7499 or
info@newsletterconnections.com



To find ad rates and discounts, go to
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10 Tips For Raising Grateful Kids

1. Set an example. Kids learn a lot from watching their parents. Show them what it means to be grateful by offering a genuine “thank you!” to a waitress who serves your food, a helpful neighbor, someone who holds the door open for you. But don’t stop there — include your kids, too. Thanking children for doing things that are helpful, even when they are chores like putting away toys, reinforces the behavior and lets them know they’re appreciated.

2. Point out generosity. Call attention to it when people (including your kids!) do things that go beyond what’s expected – helping without being asked, being especially thoughtful, or taking extra time to do something because it’s important to someone else. Send the message that you will notice if they knock themselves out for you, or for someone else.

3. Have a talk. Try asking your child how they feel when people say thank you to them for doing something nice, and then how they feel when they don’t.

4. Find fun ways to say thanks. There are lots of ways to show gratitude. If your child isn’t comfortable talking to strangers or has a hard time expressing themselves in writing, work together to come up with a different way for them to show their appreciation. They could try giving a smile or a thumbs up if someone holds the door, or show grandma how much they love their new coat by drawing a thank you picture (or taking a smiling selfie!) instead of writing a card.



5. Share the love. Encourage kids to think of people who help them, from coaches to neighbors to the local firemen, and say thanks with cookies or cupcakes.

6. Put things in perspective. Talk to your kids about those who are less fortunate. Understanding that not everyone has the same advantages will help them develop compassion for others and gratitude for their own privileges.

7. Let kids choose. Encourage kids to turn their interests into action. Whether it’s a fundraising drive at school, a bake sale, or a run for charity, expressing their interests and using their skills for a good cause is a great way to boost their confidence and give them a chance to give back at the same time.

8. Get involved. If kids are too young to go alone or aren’t comfortable dealing with strangers solo, make giving back a family affair. Find places where you can volunteer together or let your child choose a charity to donate to.


9. Make gratitude part of bedtime. When you tuck them in at night, ask your child to tell you three things they’re grateful for. Even if they’ve had a bad day it will help them — and you — end each day on a positive note.

10. Give kids credit. Be mindful of the fact that your child may have their own way of expressing gratitude, even if it doesn’t fit your expectations.

—<https://childmind.org/article>

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Kiwanis Club Of Columbine

We had a lot of activities this month, including a presentation from our youth clubs at the local high schools and elementary schools. When you get a chance to talk to some of our students and faculty, you meet dynamic and interesting students. Our country is in good hands, thank you teachers and principals. We have had projects every week to do fun and doing good.

Sheridan Food Bank; Project Cure; Meals on Wheels

COMING UP: We can use help. We have our usual projects; Meals on Wheels, Sheridan Food, Bank, Action Center Clothes Sorting, ushering at the Jeffco Symphony, and others. **We will need a lot of help in December with our Bell Ringing for the Salvation Army; we will ring for about 2 weeks at two King Soopers stores.**

If you are looking for a good hands-on service project or would like to meet other active people, check us out. Details about our upcoming projects and social events are in our weekly newsletter, contact news@columbinekiwanis.org to get added to our newsletter email distribution. To learn more, visit our website at columbinekiwanis.org, or join us for a free breakfast at our weekly meeting any Wednesday at 7 am at 4Gs restaurant, 5950 S Platte Canyon Rd, Littleton.

The Kiwanis Club of Columbine is a group of volunteers (70 members) dedicated to improving the lives of children and families in our community. We are serving our community with volunteer hours on some fifty active projects and making philanthropic gifts to over twenty different organizations throughout the year. All are welcome to help with any of our projects or attend any of our social events. You do not need to join the club to participate. We have fun, meet new people, and do a lot of good things for our community.

Teen Services

Hire a teen from our neighborhood to help out with household chores. Teens are available for Babysitting, Pet and House Sitting, Lawn Care and Snow Removal.

Parent Contact:

Mabel A.	13	B*	jlarchambeau@gmail.com
Madison B.	14	B*	juliereagan@hotmail.com
Lucca G.	15	P/L/S	tonygolf18@yahoo.com
Sal G.	13	L/S/P	tonygolf18@yahoo.com
Jackson L.	15	L/S/P	roxygirl1171@yahoo.com
Kaylie L.	13	B/P	roxygirl1171@yahoo.com
Avery M.	17	B/P	303-842-4199
Quinn M.	15	L/S/P	303-842-4199
Benjamin N.	16	S/L/P	aknatale@yahoo.com
Elie N.	15	B*/P	aknatale@yahoo.com
Hannah O.	13	B*	amy_reeves12@yahoo.com
Makenzie W.	15	B/S	720-512-8774
Fynn Z.	15	L/S/P	sarahzellerco@gmail.com

To add your teen's name, please email **Newsletter Connections** at info@NewsletterConnections.com and include the following information: the **neighborhood you live in**, your age, parent email or phone number and the categories you would like included. Categories: **(B)** Babysitting; **(*)** Red Cross Cert for CPR; **(L)** Lawn care; **(S)** Snow removal; **(P)** Pet & House-sitting. No recommendation or endorsement of any of the names on this list is implied or stated by the HOA board or Newsletter Connections.



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Currently we represent 13 organizations which offer 138 products in the state of Colorado. You can always contact Medicare.gov, 1-800-MEDICARE, or your local State Health Insurance Program (SHIP) for help with plan choices.



LORI JACKSON, Realtor, NEIGHBORHOOD SPECIALIST
 with Betsy R Prinzi

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- Louisa May Alcott

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Annie: November 21, 2025 – December 28, 2025, Town Hall Arts Center

Join us for a heartwarming family-friendly favorite, this holiday season! Always a crowd-pleaser, this classic musical comedy follows the adventures of "Little Orphan Annie," a plucky little girl based on the beloved 1924 cartoon character,


who is determined to find her parents. This timeless tale of optimism and resilience reminds us all that no matter how difficult life gets, a chance for something better is only a day away!


–<https://townhallartscenter.org/event/annie/>

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The 15 Must-Dos Of Fall Yard Cleanup

1. Clean out debris. Clear out flower beds of leaves, etc. to keep the critters away from your house. Pay special attention to rose beds, as their foliage can foster disease over the winter.

2. Clean up the vegetable garden. After the final harvest, pull out old vegetable plants and remove debris. Now is the time to prep your soil for maximum yield next season.

3. Trim rogue branches. Trim up dead, damaged, or diseased branches. Prune out-of-place tree branches that may cause trouble during the winter.

4. Clean out the gutters. Before the rain and snow start falling, clear out the leaves and other debris from your home's rain gutters. Check for proper drainage, clear out any blockages with a small garden trowel, and rinse with a hose.

5. Dry everything out. Drain all water from hoses, fountains, drip irrigation, and other water features, and store them in a dry place. Don't forget to blow out those sprinklers!

6. Aerate the lawn. Break up soil to keep water from pooling and guarantee that nutrients will reach the roots over the winter.

7. Feed the lawn. Send your yard into winter with the nutrients it needs to survive the long, cold sleep. Add a fall lawn fertilizer with high phosphorous content to encourage root growth and enjoy a lush, green lawn come spring.

8. Rake and mulch. Rake leaves up, shred them, and use them as mulch for young trees, shrubs, and flower beds to provide a boost of nutrients, help with weed control, and keep roots warm. You might even be able to skip the raking part if you use a lawn mower to mulch the leaves in your yard.

9. Prune trees and shrubs. Trim any dead branches and cut back overgrown trees and bushes during your fall clean up routine. For fall bloomers, you may want to wait until they've stopped flowering, which can be late winter or early spring.

10. Give it one last mow. Set your mower to a low setting and give the lawn a close buzz before winter sets in.

11. Divide and cut back perennials. Divide plants and add them to other beds where they will also do well. This saves money and time in the spring.

12. Protect cold-sensitive plants. Keep sensitive perennials, shrubs, and roses in top shape through the cold days of winter. Add mulch to the base and wrap plants in cloth barriers to prevent damage from freezing.

13. Plant bulbs, shrubs, and fall annuals. Fall annuals are also a great addition to keep some color in your yard as other plants go to sleep.

14. Protect the deck. Prevent mold and mildew by giving the deck a good power wash. Once the deck is clean and dry, add a weatherproofing stain to protect the wood from moisture damage over the winter.

15. Clean tools and store them. All-purpose cleaner or rubbing alcohol can disinfect small tools like pruners and loppers while you can use bleach for larger metal tools like shovels.

—<https://www.safewise.com>



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A business card for Mike Jirik, a Senior Real Estate Specialist at Supreme Realty Group. The card features the SRG logo, contact information, and a photo of Mike Jirik. The text on the card includes: Mike Jirik, Senior Real Estate Specialist, Direct Call/Text 303-808-0734, supremerealtygroup.com, 13786 Shaffer PL, Unit 5201, Littleton, CO 80127. The SRG logo is also present on the card.

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