



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

October 2023

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## Key Fob Troubleshooting Reminder

Key fobs should be fully operable again. As a reminder, if you are still experiencing issues, we are asking residents to email Errin Elizondo directly at [errine@woodbournehoa.com](mailto:errine@woodbournehoa.com). He will work with you to navigate the problem, as there could be varying reasons why your fob does not function properly. Fob replacements should still be submitted through ACCU.

## 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 one of our Board members.

*October is crisp days and cool nights, a time to curl up around the dancing flames and sink into a good book.*

— John Sinor

## Board Meeting

October 4th, 2023, 7:00 p.m.

At the Clubhouse

## Notes From The September Board Meeting

Happy Fall Woodbourne! Our September Board meeting was focused on the continuing registration concerns demonstrated by the Wave swim team, general upkeep of the neighborhood, and our ongoing clubhouse renovation project.

Two representatives from the swim board were in attendance, and our conversations revolved around possible remedies for increased and sustainable enrollment. The Wave team and HOA board will continue to assess options for new recruitment and awareness activities in the coming months as we plan for the 2024 pool season and beyond.

As mentioned in the last few newsletters, we remind homeowners that have property along W Meadows Drive that your easement includes the space between the fence and sidewalk. Please assess your fence line for general upkeep between now and next spring. All residents should continuously monitor their properties for weeds, overgrown or dead trees/limbs, fencing repairs, etc. We understand

that we are entering seasons where work is harder to finish, but please be considerate of your neighbors and the community. Spring will be here before we know it too, so be sure you are thinking about priority of projects for ACC consideration and review.

The Board has also entered a contract to redo the fence line that runs along the East end of the tennis courts. Work for that fence will begin this month.

The Clubhouse renovation project is making good progress, as we have officially received 6 proposals from local

area contractors. The Board is now reviewing each estimate and allocating the costs to ensure we align those items that have been included and covered in our Reserve Study. **For more complete details on the project, including a list of priorities and the overall vision for the space, be sure to read the renovation sub-article within this newsletter.**

Lastly, mark your calendars for the Holiday Hayride in December. The date can be found in the social events calendar. We plan to open the Clubhouse for sharing of treats and refreshments, and maybe even a visit from a guy in a big red suit...??

— Your Woodbourne HOA Board

## National Pumpkin Day

**October 26th:** National Pumpkin Day recognizes a favored autumn decoration and food on October 26th. Not only do they make great fall decorations, but the pumpkin also completes a variety of tasty recipes. Join a pumpkin competition or visit any of the many fall festivals featuring the beautiful gourds.

## Clubhouse Renovation: Detailed Plan

The Board has taken careful consideration of both the available budget for renovation, and the amount of work that will need to go into the Clubhouse and pool exterior. While we would love to tackle everything at once, we simply don't want to drain the funds we have in reserves or delay the start of the pool season. We have determined that taking a phased approach is most appropriate for the project.

For this offseason (Phase 1), we will be focusing our attention on the main room, foyer and some exterior aspects. At its core, the purpose of a neighborhood pool clubhouse is for its functionality and usability – both of which have been a challenge due to the amount of clutter the space has accumulated

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## Board Members 2023/2024

- Errin Elizondo, President**, ErrinE@woodbournehoa.com
- Sheryl Archuleta, Vice-President**, SherylA@woodbournehoa.com
- Darrel Loyd, Treasurer**, DarrelL@woodbournehoa.com
- Kit Badger, At-Large**, KitB@woodbournehoa.com
- Tony Brown, At-Large**, TonyB@woodbournehoa.com
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- Adam Sherris, At-Large**, AdamS@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 [woodbourne.editor@hotmail.com](mailto: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@coloradolaserstype.com](mailto:getinfo@coloradolaserstype.com)

To find ad rates and discounts, go to [www.ColoradoLasertype.com](http://www.ColoradoLasertype.com) and click on the "Advertising Rates" link.

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### 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.

*The trees are in their autumn beauty, The woodland paths are dry, Under the October twilight the water Mirrors a still sky.*  
—William Butler Yeats

# Clubhouse Renovation, *continued from page 2*

over the years, and from lack of functionality for our residents and guests. Therefore, for the three areas mentioned above, we have determined the following as priorities:

**New flooring** throughout the main room and foyer (not including bathrooms). We will be removing the old carpet and tile, re-leveling the entire space, and replacing it with durable water-resistant/scratch-resistant laminate flooring – one consistent floor plan throughout. This will also consist of new baseboards.

**New paint.** We will be freshening up the walls with new paint (likely neutral in color), and will also be painting over the brown/tan window trim, and painting the interior brick for consistency, giving the space an updated/modern look.

**New lighting.** We will be upgrading our track lighting with new fixtures, and will be tapping into the false ceiling plates to add two new ceiling fans with additional lighting. Since we do not have A/C in the clubhouse, getting airflow in the room is a major need during the dog days of summer.

**Removing the wall between the main room and kitchen.** This wall has always made the space feel smaller and has no real benefit other than collecting a generous amount of dust. And because the wall is not structural in nature, this will be an easy value-add to make the space feel larger and more open.

**Feature TV wall.** Have you ever sat at the pool during a thunder delay with nothing to do? Us too. Therefore, we will be removing the gas fireplace, and re-framing that area into a feature TV wall with storage cabinets to house games and other items. Now you'll be able to lounge in the clubhouse, watch TV, and play a game or two while waiting the thunder out in style.

**New furniture.** I think we can all agree that the current tables and chairs are not fun to sit on. OUCH. And although the exact plans of what we'll be replacing those with are TBD, we would ideally like to add a mixture of couches, chairs, working stations, and possibly some type of gaming table to the mix (pool, foosball, shuffleboard, etc.).

**Foyer.** Plans for this space are also TBD, but rather than it being a dumping ground for random junk and unused pool equipment, by simply decluttering the room and adding storage and decor, it won't be a continuing eye sore that we've grown accustomed to.

**Other items for consideration (pending budget):** New poolside french doors or accordion-style panel doors. Exterior lighting for nightly swimming. Speakers for music. Pool deck games (such as corn hole), and table/chair replacement.

Everything listed above are cosmetic upgrades that will make the Clubhouse a more inviting and usable space for all, and will immediately add value to the community. While we realize the bathrooms also need attention, they are serviceable for now and will be addressed in Phase 2 (next fall), along with several other items such as the kitchen and remaining exterior needs. We hope you are as excited as we are, and we can't wait for the work to commence. If you have any questions or ideas regarding anything mentioned above, we welcome you to join an upcoming board meeting. Stay tuned for continuous updates as things progress.

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Class of 2007 (Alumni, Parent & Staff)



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## Local Pumpkin Patches

### Anderson Farms, Erie, CO

Known as one of Colorado's longest-running corn mazes and pumpkin patches, Anderson Farms has become a northeast Colorado favorite fall attraction. Located in Erie, Anderson Farms not only boasts the biggest pumpkin patch in Colorado but also has gourd launching displays, pony rides, a playground, and a farm stand. Take a hayride to the pumpkin patch where you can choose from over 26 varieties of squash, pumpkins and gourds. And for the thrill-seekers they have Terror in the Corn where you can explore 10 acres of fear.

### Cottonwood Farms, Lafayette, CO

Cottonwood Farms not only has a well-stocked pumpkin patch but also features a corn maze, farm animals, straw-bale maze and hayrides. This farm, which offers free admission during weekdays and \$5 on Saturday and Sunday, is a destination for both fall produce and Christmas trees from Thanksgiving to Christmas.

### Colorado Pumpkin Patch, Monument, CO

The Colorado Pumpkin Patch, a family-friendly farm, provides families with a stellar pumpkin patch, outdoor laser tag, gourd target practice, a petting zoo, mazes, and of course a hayride. This pumpkin patch recommends choosing pumpkins Oct. 1-20, ensuring that you get the best selection. Guests will not find scary activities on this farm, making it perfect for a fall family outing.



### Denver Botanic Gardens Chatfield Farms, Littleton, CO

At Denver Botanic Gardens, Chatfield Farms boasts a 10-acre pumpkin patch and an seven-acre corn maze. A mini-maze is even offered for small children to enjoy. Guests can drop their pumpkins off at the pumpkin daycare while they enjoy the rest of Chatfield Farms.

### Rock Creek Farm, Broomfield, CO

Rock Creek Farm in Broomfield wows guests with a 100-acre pumpkin patch and six miles of corn mazes. But that isn't all: Rock Creek also has a petting zoo, pumpkin carving, straw bales and more. After a few hours of fall fun at Rock Creek, don't forget to snack on their famous caramel apples and pumpkin desserts.

### Mile High Farms, Bennett, CO

Mile High Farms impresses guests with not just its eclectic pumpkin patch, but also the farm's two corn mazes, a petting zoo, inflatable bounce castles, hayride and even face painting. Find pumpkins in wide variety, from baking pumpkins to whimsical Cinderella pumpkins. This Bennett farm is perfect for fall family fun.

### Miller Farms, Platteville, CO

A family-run business for generations, Miller Farms offers a pumpkin patch, petting zoo, corn maze and hayrides through 180-acres of fields where you can pick your own vegetables. Guests can also learn about the true nature of farm life with their farm tours. The Annual Fall Festival is a popular time to visit this Platteville farm.

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**Current Medicare Members:**  
**Annual Enrollment Period is almost here!**  
**October 15 - December 7. Don't miss this opportunity to have your plan reviewed!**

## Pumpkin Bread

Fire up your coziest playlist, grab your baking gear and get ready for the most incredible homemade pumpkin bread of your life.

### Ingredients

- 1 can (15 ounces) pumpkin (not pumpkin pie mix)
- 1 2/3 cups sugar
- 2/3 cup vegetable oil
- 2 teaspoons vanilla
- 4 eggs
- 3 cups all-purpose or whole wheat flour
- 1/2 cup coarsely chopped nuts
- 1/2 cup raisins, if desired
- 2 teaspoons baking soda
- 1 teaspoon salt
- 1 teaspoon ground cinnamon
- 1/2 teaspoon baking powder
- 1/2 teaspoon ground cloves

### Steps

1. Move oven rack to low position so that tops of pans will be in center of oven. Heat oven to 350°F. Grease bottoms only of 2 loaf pans, 8 1/2x4 1/2x2 1/2 inches, or 1 loaf pan 9x5x3 inches, with shortening.

2. Stir together pumpkin, sugar, oil, vanilla and eggs in large bowl. Stir in remaining ingredients. Pour into pans.

3. Bake 8-inch loaves 50 to 60 minutes, 9-inch loaf 1 hour 10 minutes to 1 hour 20 minutes or until toothpick inserted in center comes out clean. Cool 10 minutes. Loosen sides of loaves from pans; remove from pans and place top side up on wire rack. Cool completely, about 2 hours, before slicing.

–<https://www.bettycrocker.com/>



## 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.

## Do Something Nice Day

**October 5:** Each year on October 5, people across the nation observe National Do Something Nice Day.

**METRO DENVER**  
**FARMERS' MARKET**  
**MARKET ON YOUR CALENDAR**

<p style="text-align: center;"><b>Saturdays</b></p> <p style="text-align: center;"><b>SOUTHWEST PLAZA</b></p> <p>MAY 6 - OCTOBER 28 Southeast Parking Lot Wadsworth &amp; Bowles 8am-2pm or Sellout</p>	<p style="text-align: center;"><b>Saturdays</b></p> <p style="text-align: center;"><b>LAKWOOD</b></p> <p>JUNE 10 - SEPTEMBER 30 Mile Hi Church 9077 W Alameda Ave 10am-2pm or Sellout</p>
<p style="text-align: center;"><b>Sundays</b></p> <p style="text-align: center;"><b>HIGHLANDS RANCH</b></p> <p>MAY 7 - OCTOBER 29 HR Town Center 9288 Dorchester St. 10am-2pm or Sellout</p>	<p style="text-align: center;"><b>Wednesdays</b></p> <p style="text-align: center;"><b>LITTLETON</b></p> <p>JUNE 14 - SEPTEMBER 27 Aspen Grove 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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## Haunted Houses

**Slaughter Gulch, Franktown:** Wander through the chilling corn maze and find your way down to Slaughter Gulch. What will be lurking around each corner and watching each step you take as you make your way through the haunted trail.

**13th Floor, Denver:** The 13th Floor boasts over 15 years of scaring Denver and has a good reputation as one of Denver's scariest. It's open for two weekends after Halloween and is recommended for children over 11. This year's attractions include Primal Fear, Midnight Mania, and All Hallow's Eve.

**The Nightmare Compound, Westminster:** The oldest and longest-running haunted house in Denver, for the last 28 years The Nightmare Compound has been scaring the socks off Front Range residents. There are two haunted experiences featured here, both located in Westminster.

Frightmare Compound Westminster – Founded in 1983 by Brad Holder, this Westminster haunted house was the first. He painstakingly crafted the compound for 16 years before falling ill. They say his body is buried deep within the haunted house, making this one of the most authentic.

Lights Out – Hosted on special nights, you and your friends are alone in the compound, lost in absolute darkness!

**City of the Dead Asylum, Henderson:** Now situated in the City of the Dead, The Asylum dubs itself as “Denver's Favorite Haunted House”. It's interactive and places you into a make-believe scenario. It's not recommended for children under the age of 12. Situated north of Denver in Henderson, there are a few attractions all in one place.

**Terror In The Corn, Anderson Farms, Erie:** Terror In The Corn is a 10-acre, mile-long attraction offering a terrifyingly immersive experience into a world of the unknown. You and your friends will wind your way through a massive corn field filled with your darkest fears... leading to the town of Raven's Gulch where you will make your way through its abandoned buildings and darkened streets to face the nightmares that greet you at every turn.

*continued on page 7*

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## Haunted Houses, *continued from page 6*

**The Ritual Haunted House, Englewood:** The Ritual begins inside a rickety shack, held up solely by the souls of the damned. You will be pushed through the murky swamp, carried on the tails of an equal sense of dread and wonder as you battle your way through the choking despair of a bloody cannibal's lair. If you make it out, be careful not to slip down the banks into the water where victims doomed to an eternity thrashing around the very swamps that stole their souls await to claim you as one of their own.

**Haunted Field of Screams, Thornton:** The Haunted Field of Screams is Colorado's largest scream park where terror grows fresh every year. Backing the famously haunted Riverdale Road in Thornton, Colorado, the iconic 40-acre corn field attraction will transform into an all-new scream park for the 2018 season. Four contrasting interactive haunt experiences will prey on individual's innermost fears.

# The Render Team

Fall is here! The demand for buying & selling homes remains strong, in fact, Denver still ranks as the fourth-strongest 🏠 market in the Nation! Call us anytime for a free market analysis. We are here to assist with all of your real estate needs.



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## All Aboard! Colorado's Top Train Rides

**Georgetown Loop Railroad and Mining Park:** Originally completed in 1884, the Georgetown Loop Railroad was used to transport people from one mountain mining town to the next. Passengers can now ride the route between Georgetown and Silver Plume to experience the entire scenic area. Enjoy the train in coach class or go fancy in their parlor car.

**Royal Gorge Route Railroad:** The two-hour ride aboard the Royal Gorge Route Railroad offers beautiful views and delicious food. Choose your level of class and comfort ranging from their Coach Class up to the Vista Dome Class, which offers the most breathtaking views of the Royal Gorge and the Arkansas River. They also offer several themed rides such as Oktoberfest and Santa Express experiences.

**Tiny Town and Railroad:** Tiny Town and Railroad is a unique park filled with children-sized replica buildings for the entire family to explore. It might not be the typical train ride you are thinking of, but Tiny Town offers a miniature 10 minute train ride that takes passengers around the park. Depending on when you are there, visitors can ride behind one of the two real steam engines or the Rio Grande F7 diesel replica. The park is open seasonally from May through October.

**Leadville Colorado & Southern Railroad:** Travel to the Continental Divide aboard the 2.5-hour ride on the Leadville Colorado and Southern Railroad. Meander through the San Isabel National Forest that's filled with stunning Colorado scenery. The most popular times to visit are in the summer and fall to view wildflowers and fall leaves.

### Durango and Silverton Train and Railroad

The Durango and Silverton train is a coal-fired, steam-powered locomotive that rides 200 feet above the Animas River through the San Juan National Forest. The views from this ride fall nothing short of beautiful, with majestic peaks and a babbling river. It was voted as the #1 train for two years in a row by USA Today. With popular events including The Polar Express train ride, D&SNGRR Brew trains, and Wine and Rails, there is something for all ages to choose from throughout the year.

### Cripple Creek and Victor Narrow Gauge Railroad

Without a large time commitment, step aboard the Cripple Creek and Victor Narrow Gauge Railroad for a fun 4-mile, 45-minute ride on a historic steam locomotive. Discover old mines and beautiful scenery, all while listening to fully narrated stories from the conductor about the history of the Cripple Creek area.

–<https://www.uncovercolorado.com/best-train-rides-in-colorado/>





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