



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

September 2023

Vol. 30 No. 09 • Circulation: 425

Labor Day – Trash Pick-up Delay

Because Labor Day falls on a Monday, our regular trash pick-up day will be delayed by one day in September. Waste Connections will instead be picking up trash on Tuesday, September 5, 2023.

Pool News and Fob Updates

Labor Day (September 4) will mark the end of our 2023 pool season, and we hope residents enjoyed another fun year with family and friends. A special thanks to our lifeguards and pool manager for all their hard work. If you have ideas or suggestions for next season, please consider attending one of our upcoming board meetings – we'd love to hear from you.

Key fobs should be fully operable again, but if you are still experiencing issues, we are asking residents to email Errin Elizondo directly at 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.

See you next season!

Board Meeting

September 13th, 2023, 7:00 p.m.

At the Clubhouse

Notes From The August Board Meeting

Happy September – Smell that? It's almost Fall and soon the pumpkin spice will be everywhere. As you read this, we are actively closing the pool for the season and fixing the leak from the wader pool. We'll also be assessing our pool furniture as we prepare our 2024 budget. We do not foresee any issues this off-season, so opening the pool on time is our primary goal.

Our August Board meeting was short and sweet. We discussed the recently passed Colorado HOA statute HB23-1105 relating to landscaping and the newly formed State HOA Taskforce. If anyone has any questions regarding the contents of that bill, please do a Google search. There are many relevant items that homeowners should be aware of for next year.

We are also working with Altitude Law on updating our internal policy documents to align to these new requirements.

As a reminder we have taken up a new clubhouse renovation subcommittee to look at all things clubhouse, landscaping, and future improvements. There are many great ideas, and the next step will be to prioritize projects based on feasibility and communicate next steps to homeowners. The initial projects will revolve around updating the aesthetics and function of the clubhouse. The small fireplace and false wall will most likely be the first item addressed, along with new flooring and removing the wall that divides the main room into the kitchen. In parallel we will be looking at the reserve study to (hopefully) address the aged restrooms and add elements to get them up

to code. Please contact Simon at simonw@woodbournehoa.com if you are interested in joining or can lend your professional services. We firmly believe we are best positioned to be most cost-effective if we partner with Woodbourne owners who have their own companies or expertise to provide services.

We do not have any HOA-sponsored social events until the Holiday Hayride in early December, and it will be here before we know it. However, there has been an uptick of resident-sponsored social gatherings that have yielded some great turnouts. Currently, the Board only has a small budget for events, so we encourage residents to continue organizing their own gatherings to bring the community together.

As mentioned last month, we remind homeowners with property along W Meadows Drive that your easement includes the space between the fence and the sidewalk. The fence does not end your responsibility for maintenance. This has

continued on page 3



J&K ROOFING
Calm After the StormSM

Have you had hail in your area?

- ROOF REPAIR & REPLACEMENT
- STORM DAMAGE & INSURANCE CLAIMS
- WINDOWS & SIDING
- SOLAR ROOF SHINGLES & PANELS

JKRoofing.com

FREE INSPECTIONS
303-425-7531

ROOFING + WINDOWS + SIDING + SOLAR

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
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

The WOODBOURNE newsletter is published and distributed monthly by the Woodbourne Homeowner’s Association, a non-profit homeowner’s association. 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.

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@coloradolaserstype.com

To find ad rates and discounts, go to www.ColoradoLasertype.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.

THE Action Jackson REAL ESTATE GROUP, INC.

LORI JACKSON, Realtor, NEIGHBORHOOD SPECIALIST
with Betsy R Prinzi

Happy Fall and Colors!

When thinking about home decor & holidays... picture these colors to shake up your space:

'Coconut Milk' 'Camel' 'Red Orange' 'Deep Jewel Red' 'Eclipse Navy'

Natural light woods mixed with these shades in pillows, decor items, throws, wreaths, and tableware create fresh pops of color with neutrals.

Plan a gathering with neighbors or start a community supper club or game night!
 The Action Jackson Group is happy to have helped two families in the neighborhood this summer... Welcome to the Zeller Family!

We have a Buyer who is interested in a 4 bedroom/3 car garage home in Woodbourne /Canterbury! If you are considering selling, give us a call.

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

exp REALTY

FIREFIGHTER LAW ENFORCEMENT MILITARY WORSHIP LEADERS TEACHERS HEALTHCARE/EMT

I cannot endure to waste anything so precious as autumnal sunshine by staying in the house.
 –Nathaniel Hawthorne

Board Meeting, *continued from front page*

always been very confusing, which is why we are going to provide 8 months before we start to send letters about weeds, tress/limbs that have overgrown the fence line and general upkeep. We understand that we are entering the seasons where work is harder to get finished, but if you are one of these homeowners, please assess your fence line for trees or weeds as you drive in/out of the neighborhood or are walking by with your dogs. And please be sure you are thinking about priority of projects for next Spring and Summer.

— Your Woodbourne HOA Board



Violation Report

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

- Recreation Vehicles – 1**
- Excessive Weeds – 3**
- Lot Maintenance – 1**
- Tree Maintenance – 1**
- Architectural Changes Not Approved - 1**

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

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.

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.

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.



Ryan Coy, Owner
303.547.8988

Family owned with a highly trained team committed to exceptional service.

Interior & Exterior Painting • Drywall • Texture
 Deck & Fence Staining • Residential & Commercial



OB PAINTING INC.
 CALL ROB : (303) 986-8198

\$300 off Exterior or Interior Painting	10% off For Payments In Cash
American family owned. 30 years in business. <i>Workmans Comp & Liability Insurance</i> <i>Credit cards accepted</i>	
Multiple Home Discount	



PETERSEN
 CUSTOM GLASS, LLC

SERVING PARKER AND COLORADO FRONT RANGE

720.810.1160
www.petersenglass.com

10226 Progress Lane, Parker, CO 80134

VETERAN OWNED & OPERATED

✓ Wine Rooms ✓ Mirror Walls ✓ Shower Enclosures ✓ Windows
 ✓ Mirrors ✓ Home Office Enclosures ✓ Custom Glass ✓ Window Screens

**A Few Spots Left!
Junior K and Pre K
for 2023/24
School Year**



They bring the curiosity.
We bring the confidence.



✓ Kindergarten Ready

Primrose students perform at twice the level of their peers.

90% of brain development occurs by your child's 5th birthday. Maximize your child's potential with our Balanced Learning approach.



Call to schedule your tour!

Now Enrolling!

Call today and save \$175 on registration

(New families only, one per family)

720.981.2988

Primrose School of Ken Caryl | 6060 S. DeVinney Way | Littleton CO 80127

Local Corn Mazes

CHATFIELD FARMS

Fridays – Sundays, Sept. 15 – Oct. 29, 9 a.m. – 5 p.m.

8500 W Deer Creek Canyon Road, Littleton, CO 80128

It's time to explore our seven-acre corn maze. Visitors under the age of 10 can explore the corn mini-maze. In an effort to reduce waste, printed maps will not be available at Corn Maze. General admission tickets are not available Friday – Sunday during Corn Maze. Last entry is 5 p.m. Corn Maze events and our site close at 6 p.m. Halloween masks and costumes are not permitted on the premises. Tickets must be purchased in advance for a specific time. No onsite ticket sales.

ANDERSON FARMS

6728 County Rd 3 1/4, Erie, CO 80516

The maze at Anderson Farms is open day and night and is never haunted. The maze is divided into four sections; they will be indicated on your punch card. Do one section or complete all four! There are six checkpoints hidden in each of the three larger sections of the maze, totaling 18 checkpoints.

COTTONWOOD FARMS

September 23 - October 31, 10 a.m. to 6 p.m.

10600 Isabelle Rd. Lafayette, CO Corn Maze

Bring the whole family for a walk in the corn maze. Our two acre corn maze provides the real feel of being on the farm. Cut by hand, not by tractors, it allows our paths to be narrower, and the experience more personal.



Chris Horning

Owner, Keystone Roofing Inc.

303-349-9792

Chris@keystoneroofinginc.com

www.keystoneroofinginc.com

Receive a
\$750 discount
for any roof
replacement
with this coupon!






**PROFESSIONAL ROOFING CONSTRUCTION SERVICES
BASED IN LITTLETON AREA, SERVING THE COLORADO COMMUNITY**

Colorado Wildlife Events and Festivals

FALL BIRDING FESTIVAL AT BARR LAKE

Barr Lake State Park, Brighton

(early-September)

Fly over to Barr Lake State Park to celebrate the fall bird migration, an experience worth sharing with others. Be entertained at this festive community event filled with food, fun, and lore—something for everyone. Plan for a day packed with free food and activities. The Fall Birding Festival is free, but a valid parks pass is required for each vehicle that enters the park.

For more information about the Fall Birding Festival, call Barr Lake Nature Center at 303-659-6005 or send an e-mail to barr.lake.nature.center@state.co.us.

LIVING HISTORY DAYS

AT STAUNTON STATE PARK

(early-September)

Meet at the Group Picnic Area (10am-3pm) to view the local historic group's displays and try square dancing! From there, embark on a treasure hunt to find the Reynold's Gang's gold! The treasure hunt meanders through the historic Cabin District and ends at the original Staunton Cabin (35min. hike). Folks dressed in historic garb will greet visitors with cowboy music and Johnny cakes with lemonade. Enjoy demonstrations such as a Mountain Man campsite, trapping and hunting, medicinal and edible plants, as well as games, crafts and blacksmithing.

ANNUAL CELEBRATING BIRD MIGRATION

Waneka Lake and Greenlee Wildlife Preserve, Lafayette

(late-September)

Explore the wonderful world of birds in a beautiful place! See a live hawk and other birds of prey up close and view birds in the wild through spotting scopes and binoculars. Learn about migration, marshes and the role avian friends play in our lives. Enjoy art projects and a scavenger hunt.

The 1/3 mile walking path between the parking area and Greenlee Wildlife Preserve will feature several local organizations with great activities and displays to offer! This free, public event is suitable for all ages and will also feature an array of fine door prizes.

This program begins at the Waneka Lake East parking lot, where Emma St. ends at Caria Drive in Lafayette. For more information, contact Martin Ogle at Martin@EntrepreneurialEarth.com or 720-612-0506.

ESTES PARK ELK FESTIVAL - Estes Park

(late-September/early-October)

A two-day festival, as described on the event's website: "Elk Fest offers visitors a chance to view elk during the rutting season in the wild, as well as expand their knowledge of elk. Learn more about elk, their habitats, and how to observe them in the wild. Held in Bond Park, located in downtown Estes Park, Elk Fest will offer bugling competitions, educational areas, seminars, music by the Elktones, Mountain Man Rendezvous, Native American storytelling and music, guided elk viewing tours, and vendors that offer art from oils and pastels, hand made elk-ivory jewelry, scrimshawed antler knives, elk antler lamps and chandeliers, elk hide pillows, silver and gold jewelry, and elk antlers." Find out more from the Estes Park Elk Fest website, including schedules and costs (for elk viewing tours), or write to the event organizers.

– <https://cpw.state.co.us/thingstodo>

METRO DENVER
FARMERS' MARKET
MARKET ON YOUR CALENDAR

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

Check out our great recipes online!
For more information call the
Metro Denver Farmers' Market Hotline
303-887-FARM
www.denverfarmersmarket.com





TRY A FREE WEEK!



- Bootcamp / HIIT Classes
- Open Gym Hours
- Personal Training
- USA Weightlifting Certified

- Dedicated Kids Area
- OPEN TO ALL AGES AND ALL FITNESS LEVELS!

www.CROSSFITKENCARYL.com
720-660-1213

38th Annual Sunnerset Festival

Come out and join us on September 16, 2023 at Clement Park for one of the longest standing, family-fun community events – the Sunnerset Festival. Celebrating our 38th anniversary, Sunnerset Festival is one of South Jeffco’s largest community events to help support our local Foothills Parks & Recreation District. A fun and exciting lineup of local food and culture, family fun, kids activity fair, business and craft expo, car show, craft beer tasting and more.

–<https://sunnersetfest.com/>



**This Space
Intentionally Left Blank
for Teen Services**

Woodbourne Neighbors
Official Facebook Page



Community Connection
Join today

The Render Team



We love supporting this community!

It was our pleasure getting to help a few teachers #Clearthelist and buy school supplies. We hope you all have the best year!

Call us anytime for a free market analysis! We are here to assist with all of your real estate needs.



Julie Render Jess Render
☎ 720-255-6773 ☎ 970-819-8616
✉ RenderTeam@rmprohomes.com



RE/MAX Professionals

CLASSIFIEDS: The perfect way to find local professionals to work on your house! You can also find activities, sale items and more!

Find more professionals to suit your needs on our Service Provider Directory at www.coloradolasertype.com.

Interior Painting. Detail oriented. Affordable. Free Estimates. Jeff 720-877-4154.

Handyman service, home repair, fixtures, paint and drywall, doors, windows, decks, cabinets, kitchen and bath update. 35 years exp. Russ at 210-865-1075.

Lisa's Music Studio. Piano, Guitar, Banjo, Ukulele, Viola, Violin, Cello, & Drums. 303-883-1157.

Drywall - Basement finishes - Remodeling. Years of exp. w/ refs. Gary 303-829-6363

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. 720-422-8139

Tutoring - provides homework help, strengthens skills, and/or enrichment. Call/text Nancy, licensed teacher K-6, 303-932-9745 for availability.

A/C Inspection \$49.99 (parts & additional labor are not included) **Emporia Home Services,** Your local HVAC Company. 303-909-2018.

Tree Pruning and removal Specialists. Call Mr. B! Free est., ins., 30 yrs. exp. 303-932-2514

Stecki painting. Inter/ext. Jeff 720-331-7025

OB PAINTING. Interior/Exterior. Free Est. Call today! 30 years in business! Rob: 303-986-8198

Classified ads are \$4.00/line (about 40 characters/line). Contact Colorado Lasertype at 303-979-7499 or getinfo@ColoradoLasertype.com to place an ad. To view our display ad prices, visit our website at www.ColoradoLasertype.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.

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.

Pool Closed – Tuesday, September 5, 2023

Holiday Hayride – Saturday, December 16, 2023

Teen After Hours: Lights Out Glowstick Games

Friday, September 15, 6:00 – 8:00 p.m., Columbine Library

These after-hours events are for the 12-18 crowd, with loads of activities and a chance to hang out with friends. There's always something fun happening when the library shuts down! Registration is required. Registration opens September 1 at 12:00 a.m.

[-https://jeffcolibrary.bibliocommons.com/v2/events](https://jeffcolibrary.bibliocommons.com/v2/events)



Congratulations to our Woodbourne Wave Swimmers!

Iron Men & Women State Qualifiers

Mabel Archambeau

Savy Elliott

Maisie Archambeau

Ainsley May

Madison Burford

Kate Slankard

Brooklyn Krause

Luke Slankard

Ainsley May

Elijah May

Makayla McKinnies

Kate Slankard

Brayden Wall

Proudly Sponsoring the 



ERICA FRANZEL
(720) 470-0074

efranzel@remax.net

CHRIS HAWKSLEY
(303) 910-2929

chris@hawksleyhomes.com

Palisade Fruits and Produce

Colorado peaches are most famously grown in the town of Palisade, and they are known for being extra juicy and extra sweet, thanks to the long sunny days and cool summer nights in Colorado, which help all those delicious fruity sugars develop. Palisade peaches have a long history as a Colorado classic, and it all starts with a man named John Harlow. After the Ute tribe were forcibly removed from their ancestral home in the Western Slope in 1881, colonizers began developing a town known as Palisade. The farmers there quickly realized just how rich and nutrient-filled the soil was, but while it was great for vegetables and grains, there wasn't nearly enough rainfall or water for fruit trees, which shriveled up and died very quickly. But John Harlow, who planted some of the area's earliest peach trees with his wife in 1882, was a determined man. He spearheaded a canal project to divert water from the Colorado River and irrigate the region, and though it took years for his project to come to fruition (pun intended!), it worked. By the beginning of the 20th century, more than twenty-five thousand pounds of peaches were being shipped from Palisade to regions across the country each year.



Once they figured out irrigation, farmers began planting more fruits, like apples, pears, grapes, apricots, and cherries, cementing Palisade and the surrounding area as Colorado's most famous and most productive agricultural hub. Today, Palisade is home to orchards, farms, and vineyards galore.

— <https://www.coloradoinfo.com/blog/>

The Best Homemade Applesauce

After tasting the pure apple flavor of this homemade sauce, you just might never go back to the store-bought kind. Supermarket applesauce can be loaded with added sweeteners and flavorings. We use only a little sugar, plus lemon juice, salt and cinnamon, providing a balanced flavor and the perfect amount of sweetness.

Ingredients:

- 4 lbs assorted apples, (Golden Delicious, Honeycrisp, Gala or McIntosh - about 8), peeled, cored & chopped
- 1/4 cup sugar
- Kosher salt
- 1 tablespoon freshly squeezed lemon juice
- 1/4 teaspoon ground cinnamon

Directions:

Combine the apples, sugar, 1 cup water and 1/2 teaspoon salt in a large pot. Bring to a simmer over medium-high heat, stirring occasionally. Reduce the heat to medium-low. Cover with a tight-fitting lid and cook until the apples are very soft, 18 to 20 minutes.

Stir in the lemon juice and cinnamon. Let cool for 5 minutes or so, then transfer the apple mixture to a blender, filling no more than halfway. Remove the center cap from the lid and place it on the blender. Cover the lid with a folded kitchen towel to catch splatters and pulse until smooth. Alternatively, puree in the pan with an immersion blender.

Transfer the applesauce to a bowl and refrigerate until cool, about 1 hour. Store leftover applesauce in an airtight container in the refrigerator for up to 5 days.

— <https://www.foodnetwork.com/recipes/>

A Master's Hands
Remodeling & Handyman Services

- ✓ Professional, Award-Winning Business
- ✓ Locally Founded, Family-Owned
- ✓ Serving the Denver Metro Since 2008
- ✓ Call: 720-468-3225
- ✓ Visit: www.AMastersHands.com

Google Reviews **NOW AVAILABLE FOR YOUR PROJECTS ON SHORT NOTICE!** BBB A+ rating

WOODBOURNE SPECIALIST

FREE MARKET ANALYSIS & REDUCED LISTING FEE FOR ALL OF OUR WOODBOURNE NEIGHBORS!

Gary Manes, Broker
Cell **303-870-9172**
www.garymanes.com
gary@garymanes.com

Colorado HOUSE BROKERS
Manes & Associates

"Proven Performance...Not Just Promises"