



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

September 2025

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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 2, 2025.

Pool Closing: Labor Day, Monday, September 1st, 2025 (9pm)

Don't forget our pool officially closes on Labor Day at 9pm. We hope you enjoyed another fun season with family and friends! We are still looking to explore new pool management companies for next season – specifically those that also provide lifeguard staffing – and we could really use some volunteer help. If you're willing to make a few calls or know of any reputable companies we should consider, we'd greatly appreciate your input. The more people involved in this effort, the better our chances of restoring full lifeguard coverage for next summer.

All the months are crude experiments, out of which the perfect September is made. – Virginia Woolf

Next Board Meeting

Wednesday, September 10th, 2025
7:00 p.m. at the Clubhouse

Notes From The August Board Meeting

School is back! Hopefully the new normal that is August/September has settled into your household. Soon enough, the heat will subside a bit, leaves will continue to change and there will be a hint of Fall.

The August board meeting was uneventful. We had some standing issues to discuss but are now heads down on reviewing expenses and budgeting for 2026 and beyond. There will be a large focus on accommodating the items that remain to be addressed. The top two priorities are the remainder of the clubhouse renovation and the resurfacing of the tennis courts. We have yet to settle on a style of poolside furniture and future style decisions. We know our current furniture is extremely old and we seem to lose more pieces each season. We may also look at a long-term storage unit placed in the clubhouse parking lot, to ensure the furniture is protected from the elements for the 8 months it is not used.

We are also replacing the gate between the pool and the playground. The gate lost its weld earlier this summer and now needs a full replacement. We hope to have it installed by the end of September. We are also evaluating the structure and integrity of the rest of the perimeter pool fencing. That is also on our reserve list for assessments.

A project to refresh the monuments at the Fremont entrance, as well as a matching landscape design at the clubhouse, will kick off in Spring of '26. We will also assess funds to see if we can remove the rest of the juniper bushes around the south side of the pool and tennis courts. Our primary goal is to ensure a cohesive and purposeful design for all spaces, with a

focus on water resistant foliage and grasses. Where possible, we will align a color palette with some perennials as well as annual plant options to fill in smaller spaces. In the following years, we will assess what can be done with our Frost entrance landscaping. That space is further constrained, as there is no watering source, and any new plants would need to be hand watered by individuals in our community.

Please look for updates in future months around our budgeting process. Preliminarily, we have a strong consensus that we will be able to continue operating at our \$85 a month dues schedule. This will be more closely evaluated after we receive a few more quotes for standard services and what our cost recovery options are for other unplanned 2025 projects and expenses. If any increase is required, we will try to keep it in small sub-\$5.00 dollar increments.

We will start to send courtesy letters to homeowners who still have tree, shrub or other growth protruding out of the W Meadows fence line. These will serve as a reminder that we are now tracking progress of the cleanup and remediation. The intent was to give residents ample time to assess, address and complete the work required by the end of 2025. These courtesy letters will have a calendar for remediation and what next steps are available to each resident. If this affects your residence, we appreciate your immediate and directed effort in resolving this long standing issue.

— Your Woodbourne HOA



Jefferson County Regulations on Recreational Vehicle Street Parking

As you may or may not be aware, street parking within Woodbourne HOA is considered city streets. They are not regulated by the HOA, even though the HOA Declarations include regulations on street parking. We cannot enforce these regulations because the streets in question are City Streets.

Below is a link provided to the Jefferson County Sheriff's website regarding Recreational Vehicle Street Parking Regulations. If you see a vehicle violating street parking rules, please report it to Jefferson County through this website.

<https://www.jeffco.us/614/Recreational-Vehicles-Parking>

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.



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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 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
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To find ad rates and discounts, go to
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Chipotle Chicken And Corn Chowder

INGREDIENTS

- 1 can chipotle chiles in adobo sauce
- 2 tablespoons unsalted butter
- 1 poblano pepper, seeded and finely chopped
- 1 red bell pepper, seeded and finely chopped
- 1 teaspoon ground cumin
- ½ teaspoon dried oregano
- ½ teaspoon dried thyme
- 6 cloves garlic, minced
- 2 tablespoons all-purpose flour
- 3 cups whole milk
- 2 cups chicken stock
- 6 small red potatoes, peeled and diced small
- 4 ounces Monterey Jack cheese, shredded (about 1 cup)
- 4 ounces Cheddar cheese, shredded (about 1 cup)
- 2 cups diced cooked chicken
- 30 ounces canned sweet corn, drained
- 15 ounces canned cream-style corn
- 1 cup crushed tortilla chips
- Juice from 1 lime, about 2 tablespoons
- Chopped cilantro, to garnish (optional)



INSTRUCTIONS

1. Remove one chile from the can of chiles and mince it. Remove 1 teaspoon of the adobo sauce and set it aside to be used later. You can save the remaining chiles and sauce for another use.
2. Melt the butter in a large Dutch oven or stock pot over medium heat. Add the poblano pepper, red bell pepper, the chile from the can, cumin, thyme and oregano, and sauté for 5 to 7 minutes, or until the peppers become soft. Add the garlic, stir and cook for an additional 30 seconds, or until fragrant.
3. Stir in the flour with a wooden spoon and cook for 1 minute, or until there is no longer any visible raw flour. Slowly stir in the milk and chicken broth, scraping up any bits from the bottom of the pan as you stir.
4. Add the potatoes, bring the mixture to a boil, then reduce the heat to low and simmer for 10 to 15 minutes, or until the potatoes are tender and can be easily pierced with a knife.
5. Add the shredded cheeses a handful at a time, stirring after each addition until the cheese is completely melted.
6. Finally, stir in the chicken, both cans of corn, the tortilla chips, lime juice and the reserved 1 teaspoon of adobo sauce. Cover and cook for an additional 10 minutes, or until the soup is completely heated through. Serve immediately.

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Robyn Wise
Class of 2007 (Alumni, Parent & Staff)

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www.frcs.org

Positive Thinking Day

Positive Thinking Day is on September 13 as a day to promote the power of positivity and the impact this simple act can have on your life. Join us as we explain why maintaining a positive mind benefits you and those around you.

Positive thinking is an emotional and mental practice that requires an optimistic outlook on life. It's about choosing to focus on the positive things that empower us despite our circumstances. A positive thinker doesn't ignore negative aspects of their life. Instead, they maintain a hopeful attitude to get them through the disruption.



Buddy: The Buddy Holly Story

September 12, 2025 – October 19, 2025

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National Grandparents Day

On the Sunday following Labor Day, National Grandparents Day honors the love only grandparents can provide. Grandparents and their grandchildren share a special bond. These hugging, caring and patient people in the lives of children offer more than a generous dose of love. Grandparents provide an abundance of wisdom. They also offer guidance and stability.

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National Hummingbird Day

National Hummingbird Day happens during the first Saturday in September. Hummingbirds are remarkable birds with unique characteristics that fascinate bird watchers and nature lovers, alike. There are over 300 species of hummingbirds throughout the world that belong to the Trochilidae family. The Trochilidae family is known for their small size, beautiful plumage, and amazing flying abilities. This family of birds comes in different sizes, colors, and behaviors that are specific to the location where hummingbirds live.

The average hummingbird is between 2 to 5 inches in length, making it the smallest bird in the world. Known for their beautiful colors, hummingbird feathers are an iridescent mix of greens, blues, reds, and purples. Interestingly, the iridescent color of hummingbird feathers gives the appearance of the feathers changing colors in light.

A hummingbird flaps its wings up to 50 times per second and has amazing flying capabilities. For example, hummingbirds move their wings in a figure-eight pattern, allowing them to “hover” in midair. In addition, these unique flying characteristics allow a hummingbird to feed on a flower while in flight. Unsurprisingly, because hummingbirds move so quickly, they feed frequently on nectar from flowers and insects.

Tips For Leaf Peeping:

Peak fall colors typically occur late September and early October, but varies depending on elevation and weather.

- Check Conditions: Before heading out, check trail conditions, parking availability, and any potential closures.
- Consider Mid-Week Trips: Weekends can be very crowded, especially at popular locations like Kenosha Pass.
- Explore Beyond the Popular Spots: Many lesser-known trails and scenic drives offer equally stunning views.
- Be Prepared: Bring layers of clothing, as mountain weather can change quickly, according to Follow Tiff's Journey.



The Render Team



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