



# WOODSIDE PARK

HOMEOWNERS ASSOCIATION UNITS 2, 3 & 4

[www.mywoodside.com](http://www.mywoodside.com)

2009 Summer General Membership Meeting & Barbecue

Saturday, July 11th – 11 am to 3 pm

Jefferson County Open Space Pine Valley Ranch Park

**ALL RESIDENTS OF UNITS 2, 3 & 4 ARE INVITED  
SIGN UP INFO BELOW!**

## Directions to Pine Valley Ranch Park:

- 1) At Pine Junction stoplight, take County Road 126 approximately 6 miles towards Pine,
- 2) Turn right onto Crystal Lake Road and follow signs to Park,
- 3) Proceed to lower parking lot,
- 4) HOA picnic location is in the covered shelter on the left nearest the river.

Three down and more to go! Our summer activity schedule is in full swing. Hopefully, you've had a chance to get involved and take advantage of the events your HOA Board has scheduled. First, a brief recap of what's taken place to date:

## ROADSIDE CLEANUP – SATURDAY, MAY 9<sup>TH</sup> – DEFINITE FIRE DANGER!

HOA Director Chip Scudder reports the cleanup along some of Woodside's more traveled roads (specifically, Nova Road and Mt Evans Boulevard), was, at least, a temporary success. Aside from the usual fast food cans and wrappers collected, Chip and the other volunteers were amazed at the number of cigarette butts littering the roadside. Consider this – we live in a beautiful mountain setting and some of our neighbors think nothing of throwing a lighted cigarette out the car window that could turn everything into a barren, blackened waste. Please, if you smoke, use the car ashtray. And, keep that trash in your car until you get home. Let's all keep Woodside clean and fire free.

## PINE BEETLE TREE SPRAYING – SECOND WEEK OF JUNE

Safari Tree Service sprayed over 1100 trees within our community. Feedback from both those of you who participated and from Safari's technicians has been very positive with very few weather related delays or other application problems. If you missed out, or are still considering your options, there is still time to contact Safari Tree and Landcare directly (303-464-1613). Ask for Lisa, let her know you're a Woodside resident and get a great deal at only \$8 per tree. The last day Safari will spray is July 10<sup>th</sup>. Shortly thereafter the beetles start flying. And, if you have any doubts, those red topped pine trees around Morrison, Fairplay, Alma and along Highway 285 are evidence the beetles are here!

## HOA UNITS 2, 3 & 4 KIDS FISHING DERBY – SATURDAY, JUNE 6TH

Almost 30 kids, their parents and grandparents (over 60 total) enjoyed a great day of fishing, food and prizes despite rather blustery conditions. So many helped to make this day very special and our grateful thanks to you all: Dave Brutout, the event

organizer, Bob Ficklin, whose company provided the delicious food, area Wildlife Manager Howard Horton, who made sure all the kids had rods, reels and bait, Jim Goins and Dan Bostrack, for tracking who caught fish and how many, and Jackie Brutout and Sharon Evridge for cooking and serving the food. And last but not least, thank you Shirley Septic for the Port A Let – a great comfort to one and all! Prizes were aplenty and all the young anglers got their share. This event is one of your HOA's most popular and we'll see you again next year!

And now, what's on tap:

### **HOA PICNIC – SATURDAY, JULY 11<sup>TH</sup>, 11:00 AM - 3PM: IT'S FUN AND IT'S FREE!**

July 11<sup>th</sup> is the date and Jefferson County Open Space Pine Valley Ranch Park is the place. We used this facility last year and had a great time. There's lots to do: hiking, fishing (don't forget the poles and license), horse back riding (you provide the horses), bike riding (again, you bring the bikes). Dogs are welcomed provided they are kept on a leash. Or, just lounge about and enjoy the scenery and the companionship of neighbors and friends. Hot dogs, hamburgers, all the fixings, sodas and water will be provided. Adult beverages are up to you. Those signing up will be asked to bring a side dish such as a salad, relish tray or dessert. Your HOA Secretary (Cathy Banks – 303-838-0827) has the sign-up list. Let her know NLT Monday, July 6<sup>th</sup> (we need to get the food and drinks) that you'd like to join in. All Woodside Unit 2, 3 & 4 residents are welcome, NOT just HOA members. We look forward to seeing you there!

### **WOODSIDE GARAGE SALE – FRIDAY, JULY 31<sup>ST</sup> & SATURDAY, AUGUST 1<sup>ST</sup>**

Overstuffed and looking to clear out the garage, shed or closet? How about a garage sale where your excess items might be someone's new treasures. And, your only cost is what you spend setting up your sales area. The HOA Board has organized a Woodside-wide garage sale (Units 1, 5 & 6 have been invited to participate). HOA Director Doug Armstrong is the point of contact and let him know you want in. Sign up for just Friday, just Saturday or for both days. The hours each day are from 8 am to 4 pm. Give him a call at 303-838-4246 or call Cathy Banks at 303-838-0827. They need to hear from you NLT Friday, July 24<sup>th</sup> so maps can be finalized and printed. Your Association Board will do the advertising, disperse the maps and get the word out. And, if you can think of someplace that might be a great spot for putting up a flyer, let them know. For now, get signed up, take stock of what you have for sale and be ready to set up your tables. If we stage it, they will come!

### **EQUESTRIAN CENTER AND TRAIL WORKDAYS - ONGOING**

To date, not too much activity where lots of volunteers are needed. Some roof repair and shingle replacement has begun at the Equestrian Center (note the new green metal panels). We await word from the miller regarding our wood order. When it's filled, we'll contact you that help is needed to get the building and paddock area back in shape. As for the trails, the ACC is looking for a few culverts to extend and reroute some trails. Preliminary site work has been completed and final plans should be made at the July ACC meeting. Again, you'll be notified when workdays are scheduled. Workdays for both the Equestrian Center and the trails will be based on the availability of our volunteers and their schedules. These days may be during the week or on a weekend. Any and all help will be greatly appreciated! If you'd like to pitch in but have not yet signed up, contact the HOA Secretary Cathy Banks at 303-838-0827.

## **803 MOUNT EVANS UPDATE**

Many of you have probably noticed the large dumpsters and storage containers on the old dirt road south of Nova Road off Mount Evans Boulevard. The owners of this property have petitioned Park County for renewal of a Major Home Occupation Conditional Use Permit for this address. However, many of your neighbors went to the Park County Planning Commission meeting on June 11<sup>th</sup> and voiced their objections to what seems to be a commercial operation in a residential community – in direct violation of Park County Land Use Regulations (LUR's). And, the Planning Commission agreed. Their recommendation to the Park County Commissioners is as follows:

The petitioners' application should be approved provided:

1. No exterior storage of tools, equipment and construction materials related to the Major Home Occupation shall be allowed on this property.
2. No roll-offs and dumpsters related to this Major Home Occupation shall be allowed on this property.
3. No hazardous, flammable or explosive materials can be stored on this property related to this Major Home Occupation.
4. No other Major Home Occupations are permitted at this site.

With this recommendation, it appears we are on our way to restoring a residential atmosphere to this part of our community. But, it is not a done deal until the County Commissioners meet, discuss and make a final decision. That meeting is set for July 16<sup>th</sup>, at 9:30 am in Fairplay at the Park County office building across the street from the old Fairplay Hotel. Several of your Association Board members and neighbors will be there. If you can be there too, the louder our voice will be.

### **ASSOCIATION ADMINISTRATIVE NOTES:**

1. Help us reach you – keep the HOA secretary apprised of your mailing address and phone number. Or, are you new to our community? If so, you need a welcome packet! Also, pass along if your physical address and mailing address are one in the same.
2. For those of you with internet access check out Jim Sapp's website [www.mywoodside.com](http://www.mywoodside.com) for the latest local and regional news and event updates. Jim is a resident of Woodside Unit 5 and has graciously allowed us to piggyback on his website. Look for our link under WPHOA Units 2, 3 and 4.
3. E-MAIL ADDRESSES: Save paper – Save trees! Sign up to get your newsletters and other HOA communications on line. Join over 100 other Unit 2, 3 and 4 residents in helping your HOA continue to reach you while reducing mailing costs.
4. SERVICES DIRECTORY: Are you a dues paying member of the HOA and would you like to list your special talent, vocation or specialty on the WPHOA Units 2, 3 and 4 Services Directory? The service is free and all it takes is a call or e-mail to Cathy for her to sign you up. Check out the list of those below who have already listed.

**OUR COVENANTS, THE ARCHITECTURAL CONTROL COMMITTEE (ACC) AND YOU:**

At long last, our amended covenants and revised architectural regulations are recorded in both Park and Jefferson Counties. Our covenants were amended in April of 2008 when over 60 percent of Woodside Unit 2, 3 and 4 lot owners approved to extend them in perpetuity. In addition, hunting is now prohibited within Units 2, 3 and 4. And lastly, a special HOA Bylaws – Controlling Covenant link has been established directing the ACC and the HOA to work in mutually supportive roles to protect both the value and desirability of the real property within our community.

In addition, the architectural regulations, created by the Woodside Unit 2, 3 and 4 developers, have been edited by the ACC to eliminate many duplicate provisions now enforced by Park and Jefferson County building and code inspectors. To view all the documents relevant to Woodside Units 2, 3 and 4 (our covenants, HOA Bylaws and architectural regulations) check our link on the [www.mywoodside.com](http://www.mywoodside.com) website. Hard copies are available from the HOA Secretary for those without internet access.

**POST NO SIGNS:**

The WOODSIDE sign at the corner of Mt. Evans Boulevard and Nova Road is not for posting any signs other than those specifically related to the business of our HOA. Please refrain from doing so. They will be removed and discarded if placed there.

**HOA BOARD ELECTIONS FOR 2010 – SET FOR OCTOBER/NOVEMBER 2009**

All Board positions are open and you're encouraged to step up. Get involved and make positive contributions to the betterment of our entire community! Contact Cathy Banks (303-838-0827) to register as a candidate. Your active participation in our HOA affairs is greatly appreciated.

**Not yet an HOA member? Here's an application to join your HOA!**

----- (cut here) -----

WOODSIDE PARK HOA UNITS 2, 3 & 4 2009 DUES NOTICE			
NAME: _____	PHONE #: _____	UNIT #: _____	LOT #: _____
ADDRESS: _____ (Street)	(City)	(State)	(Zip)
MAILING ADDRESS: _____ (Street or P.O. Box )	(City)	(State)	(Zip)
Would you like to receive HOA mailings via e-mail versus the USPS? YES ____ NO ____ If YES, please <b>PRINT</b> your e-mail address here: _____			
Dues are <b>\$30.00</b> per year for improved lots and <b>\$15.00</b> per year for vacant lots. <b>NOTE:</b> Joining for the first time? Please include an additional one-time <b>\$10.00</b> initiation fee.			
Please check if interested in these 2009 HOA sponsored events (dates as noted)			
____ Garage Sale (Jul 31 <sup>st</sup> & Aug 1 <sup>st</sup> )    ____ Picnic (Jul 11 <sup>th</sup> )			
____ Equestrian Center Workday(s)    ____ Trails Workday(s)			
<b>THANK YOU!</b> Return this card and payment to: <b>WPHOA, PO BOX 176, Pine, CO 80470</b>			

## WPHOA UNITS 2, 3 & 4 2009 OFFICERS & DIRECTORS

### President

**Bob Banks**  
303-838-0827  
[cbbanks26@aol.com](mailto:cbbanks26@aol.com)

### Vice-President

**Don Haner**  
303-838-2039  
[nlhaner39@q.com](mailto:nlhaner39@q.com)

### Treasurer

**Jackie Brutout**  
303-838-2246  
[mtnbrutout@msn.com](mailto:mtnbrutout@msn.com)

### Secretary

**Cathy Banks**  
303-838-0827  
[cbbanks26@aol.com](mailto:cbbanks26@aol.com)

### Director

**Bob Ficklin**  
303-816-7381  
[jbr544@msn.com](mailto:jbr544@msn.com)

### Director

**Chip Scudder**  
303-838-5746  
[pbscudder@aol.com](mailto:pbscudder@aol.com)

### Director

**Doug Armstrong**  
303-838-4246  
[doug.armstrong@behrent.com](mailto:doug.armstrong@behrent.com)

## ARCHITECTURAL CONTROL COMMITTEE (Covenant, Architectural Regulation and Trail Issues)

Dave Brutout	303-838-2246
Bill Plume	303-838-4652
Ken Evridge	303-816-0831
Justin Stewart	303-841-8621
Bob Banks	303-838-0827

## WPHOA UNITS 2, 3 & 4 SERVICES DIRECTORY

(The persons listed below are dues paying members of the HOA and have asked that their special vocation or service be listed for your reference and information.)

<u>NAME</u>	<u>BUSINESS / SERVICE</u>	<u>PHONE # / E-MAIL</u>
Mit Parsons	Natural Resources Consultant	(303) 838-4131 <a href="mailto:mitparent@gmail.com">mitparent@gmail.com</a>
Denise Patrick	RE/MAX Alliance Realtor	(720) 924-0885 <a href="mailto:wildmtndenise@msn.com">wildmtndenise@msn.com</a>
Jeri Alderete	Mt. Evans Stain Glass Creations	(303) 838-4601
Michael & Mary Holzer	Archery Instructions DenverArchery.com	(303) 838-1080
Ken Evridge	Firearms Instructor/ Conceal Carry Permit	(303) 816-0831
Sharon Evridge	Nutrition/Wellness	(303) 816-0831

<b>Becky Stewart</b>	<b>Pet &amp; House Sitting</b>	<b>(303) 841-8621</b>
<b>Dave Brutout</b>	<b>REMAX Professionals</b>	<b>(303) 838-2246</b>
<b>Sarah Miller</b>	<b>Massage Therapist</b>	<b>(303) 838-5580</b>

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**FREQUENT THE FOLLOWING BUSINESS WHO HAS PAID TO ADVERTISE IN OUR NEWSLETTER AND SUPPORT OUR ASSOCIATION**

**(If you'd like to add your business card to this page or advertise in our newsletter please contact your HOA Secretary, Cathy Banks at 303-838-0827 or cbbanks26@aol.com, for the applicable rate.)**



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