



WOODSIDE PARK

HOMEOWNERS ASSOCIATION UNITS 2, 3 & 4

www.mywoodside.com

2011 Fall General Membership Meeting
Tuesday Evening, November 15th – 7 pm to 9 pm
Shepherd of the Rockies Lutheran Church
Upper Fellowship Hall
106 Rosalie Road, Bailey, Colorado

TOPICS

2011 YEAREND REVIEW HOA ELECTION OF OFFICERS FOR 2012

Directions to Shepherd of the Rockies Lutheran Church:

- 1) At the Pine Junction stoplight, turn right onto Hwy 285 towards Bailey
- 2) Turn left onto Rosalie Road at “Dynamic Properties” real estate sign
- 3) Church is up the hill on the right
- 4) Meeting is in upper level fellowship hall

Greetings Woodsiders! On October 17th, the Board of Directors (BOD) met for their fall 2011 meeting. The overriding consensus of your officers and directors was that 2011 was a very good year: road cleanup in May, pine beetle spraying and the kids fishing derby in June, and a great community barbecue and the best ever community garage sale in August. It was decided to hold these same events next year (except for the garage sale which is held every 2 years). More information as to exact dates, times and such will be forthcoming in later newsletters and e-mail correspondence once those decisions are made.

The BOD went on to discuss the results and ramifications of the recent referendum initiative involving both Neighborhood Watch, which passed, and Rezoning of Units 2 & 4, which failed. Henry Davis, who first presented the Neighborhood Watch idea at our August picnic, was present and agreed to follow-up with both Jefferson and Park County Sheriffs’ offices as to how we must proceed. Expect a brief rundown of his findings at our upcoming meeting and a more detailed plan at a community meeting early next year. Before leaving this topic the Board unanimously agreed to extend an offer to Woodside HOA Unit 1 and Woodside HOA Units 5 & 6 to join our HOA in establishing and running this program.

As for the failed rezoning initiative, recall that the initiative sought approval from a majority of all Unit 2 and 4 lot owners (not just HOA members) for the HOA BOD to lead the rezoning effort with Park County. The results of the vote failed to reach that majority requirement. After a lengthy discussion, the Board decided to accept the community decision as is and agreed that no additional action on this matter will be taken at this time.

Attention next turned to the Equestrian Center and a report by its committee head Don Haner. All needed repairs at the center are complete and the stalls are ready for occupancy (contact our HOA Secretary, Cathy Banks, at (303) 838-0827 or by e-mail at cbbanks26@aol.com to request information on the leasing process). A new fenced turnout area behind the open stall paddocks gives renters an area for their horse(s) to remain as stalls and paddocks are cleaned and waste removed. Next spring, when weather permits, the BOD approved the application of a protective clear sealant to the building. In addition, 2 additional fence panels were authorized for purchase and placement to enlarge the round pen.

Director Terry Hyland, head of our Trails Committee, briefed the Board on the status of our trails and his continuing efforts to bring them up to date. One trail has been rerouted with appropriate signage but additional work remains to be done. Expect a call for volunteers to help once the weather warms up again next spring.

One additional item was discussed before turning to the matter of the election of our HOA officers and directors for next year. Elizabeth Woodward, Elk Creek Fire Marshall, once again wants homeowners to know she is available to walk your property and discuss fire mitigation with you. If interested, contact her at (303) 816-9385 ext. 11. This service is free.

The final item discussed by the BOD was the upcoming election for 2012 officers and directors. Our HOA survives through the efforts of our volunteers: your officers and directors, the committee heads and the many individuals who show up to help on both trail and equestrian center work days. The more people who step up the more that can be done. Why not get involved and help us make Woodside a better place to live? Run for office, join a committee or answer the call when a work day is scheduled. Your active participation would be greatly appreciated.

GUNFIRE, COYOTES AND WOODSIDE:

Your HOA Board members continue to receive inquiries about sounds of gunfire within our community. In checking with both Jefferson and Park County Sheriffs' Offices, it is legal to discharge a gun in the unincorporated parts of both counties. That's all of Woodside and the surrounding area! There are a number of safety and legality considerations involved however. If an officer responds to reports of gunfire and he or she finds proper safety considerations and other legalities being complied with, the shooter can continue – no harm no foul. Only if safety is compromised, or if some type of illegal activity is taking place, will the officer take action. Both sheriff department spokesmen also stressed that, if you hear gunshots and are in doubt as to what is going on, call Jefferson County at (303) 277-0211 or Park County at (719) 836-4122. Let the sheriff deputies investigate.

November 15th, 2011 HOA MEETING AGENDA

- | | |
|---------|--|
| 7:00 pm | Call to Order |
| 7:02 pm | Introduction of Officers and Directors |
| 7:05 pm | Officers Reports |
| 7:15 pm | Old Business Activities Recap for 2011 |
| 7:30 pm | New Business |
| | Neighborhood Watch |
| | 2011 Activities: May - Road Clean-up
June - Kids Fishing Derby
June - Pine Beetle Spraying
July/August - Woodside Community Picnic
Trail / Eq Center Workdays - TBD |
| 7:50 pm | Election of Officers for 2012 |
| 8:20 pm | Open Forum |
| 9:00 pm | Wrap-up & Adjournment |

REFRESHMENTS WILL BE SERVED!

ARCHITECTURAL CONTROL COMMITTEE (ACC)

Recent Land Use Regulation (LUR) changes have strengthened waste and use management requirements for owners of property within the Park County. Your ACC members are there primarily to assist you with covenant compliance and those same members are beginning the process of rewriting the covenants to comply with the LUR changes. However, many of the revised LURs go far beyond the allowances spelled out in our covenants. If a satisfactory resolution to an issue brought before the ACC cannot be found between a property owner and the ACC body, the ACC will call upon both Park County and Jefferson County code enforcement for any and all assistance, as needed, to resolve the matter.

ELECTION NOTES

A major focus of this meeting's agenda is the election of HOA Officers and Directors for the year 2012. The present Board members, except one current Director, have agreed to run again. But, that does not stop others from running for any position on the ballot. You can place someone in nomination (that person must reside in their own residence in Woodside Units 2, 3 or 4) by contacting the HOA Secretary to have their name placed on the ballot. In addition, nominations can be made from the floor at the November 15th meeting. There is no better way to get to know your community than to serve in one of these positions.

Can't make the meeting but still want to have an input? Use the form below to request an absentee ballot from the HOA Secretary:

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

ABSENTEE BALLOT REQUEST FORM

I, _____, request an absentee ballot for the
(Name)
Election for Officers and Directors of WPHOA Units 2, 3 & 4 to be held on
November 15th, 2011 to be sent to me at:

Mailing address: _____ *Unit:* _____ *Lot #:* _____

Mail this request to: Election Committee
WPHOA Units 2, 3 & 4
PO Box 176
Pine, CO 80470

Please write "Ballot Request" on the envelope.

HOA 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 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 in 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.

POST NO SIGNS:

The Welcome to WOODSIDE signs are 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.

WPHOA UNITS 2, 3 & 4 2011 OFFICERS & DIRECTORS

President

Bob Banks
303-838-0827
cbbanks26@aol.com

Vice-President

Doug Armstrong
303-838-4246
doug.armstrong@behrent.com

Treasurer

Jackie Brutout
303-838-2246
mtnbrutout@msn.com

Secretary

Cathy Banks
303-838-0827
cbbanks26@aol.com

Director

Bob Ficklin
303-816-7381
jbr544@msn.com

Director

Chip Scudder
303-838-5746
pbscudder@aol.com

Director

Terry Hylland
303-816-7395
terryhylland@yahoo.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. If you are a dues paying member contact the HOA Secretary if you'd like to add your name and service to the list)

<u>NAME</u>	<u>BUSINESS / SERVICE</u>	<u>PHONE # / E-MAIL</u>
Mit Parsons	Natural Resources Consultant	(303) 838-4131 mitparent@gmail.com
Jeri Alderete	Mt. Evans Stain Glass Creations	(303) 838-4601
Michael & Mary Holzer	Archery Instructions www.DenverArchery.com	(303) 838-1080
Ken Evridge	Firearms Instructor - Conceal Carry Permit	(303) 816-0831
Sharon Evridge	Nutrition/Wellness	(303) 816-0831
Dave Brutout	REMAX Professionals	(303) 838-2246
Sarah Miller	Massage Therapist	(303) 838-5580
Denise Patrick	REMAX Alliance	(720) 924-0885
Becky Stewart	Pet & House Sitting Licensed Math Teacher/Math Tutor (K-12)	(303) 841-8621
Robert LaRosa	Northshore Financial Group Mortgage Broker	(303) 838-0434
Dave Swinehart	Keller Williams Realty Success	(720) 241-5226
Cathy Banks	Scentsy Independent Consultant	(303) 838-0827

THE FOLLOWING LOCAL BUSINESSES HAVE PAID TO ADVERTISE IN OUR NEWSLETTER AND SUPPORT OUR ASSOCIATION

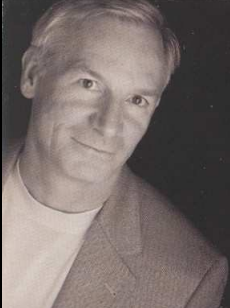
(If you'd like to add your business card to this page or advertise in our newsletter please contact your HOA Secretary, Cathy Banks at 303-838-0827 or cbbanks26@aol.com, for advertising information)

RE/MAX Professionals
 COLORADO'S MOST *PRESTIGIOUS* REAL ESTATE COMPANY

DAVE BRUTOUT
 Broker Associate
 10135 W San Juan Way, Suite 100
 Littleton, Colorado 80127

o | 303 972 9999
 d | 303 204 8208
 f | 303 972 9009

mtnbrutout@msn.com
 each office independently owned and operated

Dave Swinehart
 Broker Associate

KELLER WILLIAMS.
 REALTY SUCCESS

Cell: 720.841.8111
 Office: 720.241.5226
 Fax: 720.266.6513
 DaveSwinehart@kw.com
 www.DaveSwinehartRealty.com
 10026 W. San Juan Way
 Littleton, CO 80127

Each Office is Independently Owned and Operated.



SONGBIRD FLOWERS
 "YOUR NEIGHBORHOOD MOUNTAIN FLORIST"

303-816-0065

67318 U.S. HWY 285, Unit A
 Pine, Colorado 80470
www.songbirdflowers.com
 800-964-1059

LOCAL DELIVERY · WIRE SERVICE
 2006-2008 PEOPLE'S CHOICE AWARDS BEST FLORIST

"Think of flowers as gifts first."

THE GATE KEEPER™

VACANT PROPERTY SERVICE

HELP PROTECT YOUR VACANT, FORECLOSURE OR RENTAL PROPERTY FROM DAMAGE AND CRIMINAL OCCUPANCY

M.Holzer-INSURED

PHONE: 303-990-9421 • CELL 720-206-4095
www.thegatekeeper.me
 Email: thegatekeeper.me@gmail.com





the Mountain Pet Sitter
 OVERNIGHT AND PET SITTING SERVICES

Mary Holzer
 Phone: 720-206-4095

Insured
www.coniferdogsitting.com

Serving both Cats and Dogs
 House sitting and Pet Portraits

ASPEN PARK



ART & FRAMING

Specializing in fine art and elegant picture framing

Coreen Reynolds

26361 Main Street, Unit 2
 Aspen Park, Colorado 80433
 Phone: 303-838-9851



Scentsy
 INDEPENDENT CONSULTANT

Cathy Banks
 Independent Consultant
 (303) 594-0959
cbbanks26@aol.com
 Order Online!
cathyscentedcorner.scentsy.us