

WOOD RUN HOMEOWNERS ASSOCIATION|
"MINI" NEWSLETTER
DECEMBER, 2017

HAPPY HOLIDAYS!!

SNOW REMOVAL: Just a reminder that Arvada city code requires that all sidewalks be cleared of snow and ice within 24 hours after snow stops falling. It is the responsibility of the homeowners or occupants of property adjacent to public sidewalks to keep them cleared. For Wood Run homeowners this includes the sidewalks behind houses that back up to Hoyt Way, 82nd Ave., and Kipling Street.

INCREASE IN HOMEOWNER DUES: The current Board of Directors voted at the November 2017 board meeting to increase the homeowner annual assessment fees by the 5% allowed in the governing documents. The Board of Directors felt that this increase was justified by increases and anticipated increases in many areas of the Association budget. These increases include the increase in management company fees incurred when Hammersmith Management Inc. was hired last April, and anticipated increases in utility bills and vendor services in 2018.

Starting in January 2018 monthly dues will increase to \$66.99 per month. 2018 coupon payment books will be mailed before the end of the year. If you do NOT want or use a coupon book for payments please notify client services at Hammersmith Management Inc. (clientservices@eHammersmith.com or 303-980-0700) by DECEMBER 10TH, as the Association is charged \$7.00 for each coupon book produced and mailed to homeowners. If you currently pay by having automatic monthly payments withdrawn from your bank DON'T FORGET to have the amount changed.

NEW WOOD RUN WEBSITE: Wood Runs new website has launched and the old website is no longer in existence. The new website will be administered by Hammersmith Management Inc. and can be accessed through Hammersmith's website at HammersmithManagement.com. Homeowners will need to create a log-in on that site and can then access the Association's website.

ALL HOMEOWNERS ARE ENCOURAGED TO CREATE A HOMEOWNER LOG-IN, IN ORDER TO RECEIVE E-MAILS AND NEWSLETTERS FROM THE ASSOCIATION, KEEP CURRENT WITH NEWS AND EVENTS IN THE COMMUNITY AND ACCESS GOVERNING DOCUMENTS AND FORMS.

Newsletters will no longer be automatically mailed to homeowners due to the cost of mailing and their availability on our website. If you would like to continue to receive a hard copy mailed newsletter please contact Paula Heiny at heinypaula@gmail.com. or 303-420-8700.

If you have questions about or need assistance in logging in and/or accessing the new website contact clientservices@e-Hammersmith.com or at 303-980-0700.

UPCOMING REVISIONS TO THE ASSOCIATION'S ENFORCEMENT AND

COLLECTION POLICIES: The Board of Directors is currently working with Hammersmith Management Inc. and the Association's attorney to make revisions to the current Enforcement and Collection Policies that are part of the Association's governing documents. The changes will both clarify and update the policies. As soon as the document revisions are completed each homeowner will receive a copy of the new policies by mail, along with information about when the revised policies will go into effect. This information will also be posted on our website.

NATIONAL NITE OUT EVENT: Over 70 homeowners and guests attended the National Nite Out event in August. The food and conversations were both great. During the evening we had visits from 2 of our Arvada police officers, and Nancy Ford, our area city council representative.

CHILI COOK-OFF: Over 65 homeowners and guests gathered at the cabana and enjoyed chili prepared by members of the Board of Directors. After the votes were counted, our Board Vice-President, Mike Brown, was declared the winner.

FALL DUMPSTER DAY: The weather was cooperative for the Dumpster Day event in October. The date followed the early fall snowstorm that broke many branches in the community, and provided a convenient place to dispose of them. The two dumpsters originally ordered were filled by noon and a third dumpster was delivered. By 3:00pm the third dumpster was nearly filled.

PERIMETER FENCE REPLACEMENTS: The crumbling brick portion of the perimeter fence at the corner of Hoyt Way and 82nd Ave. was recently removed and replaced with wood fencing to match the existing perimeter fence. The 6 foot wood perimeter fence along Kipling Street was also replaced due to deterioration and cumulative damage from the strong winds that it endures. Both sections of fence are scheduled to be stained in the spring, to match the rest of the perimeter fence.

PLANS AND PROJECTS FOR 2018: The Board of Directors plans to get bids over the winter for additional improvements to the common area in 2018. Bids are being sought for completion of the flower garden east of the retaining wall, for landscaping of the far north end of the common area, and for landscaping the area west of the pool. The Board is also pricing replacement tables and hopes to replace the 2 tables inside the fenced pool area, the large table on the patio north of the cabana and the bench inside the pool area just west of the cabana. The Board also plans to host several social events for the community again in 2018 including spring and fall dumpster days, and the annual 4th of July parade and ice cream social.

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