



# WOODRUNNER

Wood Run Homeowners Association



Spring/Summer 2007

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## Special points of interest:

- *City of Arvada Cleanup—put out your items by 7am, Saturday, May 12*
- *Recycling, it's easy to do*
- *Summer is almost here—improve the look of your home with a few simple ideas*
- *Pool opens soon—be courteous to others*

## Summer Fun—Host a Barbeque

A Barbeque is the perfect excuse to get family and friends together on a nice summer day. Planning a barbeque is easy, fun, and can be stress-free, if you plan ahead and keep it simple.

Once you know approximately how many people will attend, and what they will be bringing, go shopping for assorted meats, sides and condiments. Hamburgers, hot dogs, steak, chicken, fish filets and veggie-burgers are all popular main dishes and potato salad, fruit salad, corn on the cob and cole slaw are always hits for on the side.

In addition to traditional condiments such as ketchup, mustard, relish, pickles, mayonnaise and sauerkraut, pick up

some barbeque sauce and or Italian dressing to spice up the meat on the grill. You may also want to consider buying paper plates, paper cups and plastic silverware to save you the hassle of cleaning the many dishes that accumulate from a big crowd and be sure there are plenty of napkins on hand.

In the days prior to the Barbeque you should make sure you have seating for everyone invited.

A Barbeque is not complete without your favorite music to contribute to the energy of the event. If you don't want to drag the stereo outside with extension cords, just open a window facing the backyard and prop the stereo up near

the window, putting it on full blast.

While the food is cooking, you should have a few activities to entertain your guests. Bocce-ball, horseshoes and croquet are great ideas for the adults. Having a deck of cards on hand would be a good idea for after dinner too. For the kids, you may want to provide a wiffle ball and bat, hula-hoops or water balloons. If you don't have those things around, you can always suggest tag or hide-and-go-seek.

As long as you don't wait until the last minute to plan and you assign guests to bring food, you should have a very relaxing and successful day.

## Calendar of Events

- May Board Meeting: 7:00–8:00 pm., Wednesday, May 9th at the Standley Lake Library conference room.
- City of Arvada, Spring Curbside Cleanup: Saturday, May 12th.
- Pool Opens for the Summer: Friday, May 25th.
- Memorial Day, Monday, May 28th.
- June Board Meeting: 7:00–8:00 pm., Wednesday, June 20th at the Standley Lake Library conference room.



## Spruce Up Your Look

The Board will begin their annual summer walk-thrus starting this month. Homeowners should start to look around their property to identify those areas that need some “sprucing up.”

Areas to watch out for include:

- Paint: exterior, on siding, windows and trim. Make sure there is no exposed wood.
- Landscaping: weed all grass,

rock and other landscaped areas. Trim bushes and trees.

- Fences: identify and repair broken boards. Consider replacing if there are significant repairs to be made. Fences should not lean to either side.
- Perimeter fence: homes along Hoyt Way and 82nd Ave. should ensure that no materials, trash, etc of any type is up against the HOA

owned fence. Damage caused by items placed against the fence can be charged to the homeowner.

- Driveways: make sure it is in good condition without excessive cracks.
- Trash: remove all loose trash, tools and other items from sides and front of house. These items may be stored in approved containers as long as they are hidden from view.

## Spring Curbside Cleanup

The City of Arvada will once again provide free, large item curbside pickup.

Items must be placed at the curb by 7am on Saturday, May 12th. The schedule is subject to change due to weather and other unplanned events. Call 720-898-7720 or check [www.arvada.org](http://www.arvada.org) for updates.

The City WILL NOT pick up:

- Refrigerators, freezers or any item with Freon; microwave ovens
- Wood stoves
- Televisions, computers and monitors
- Garbage bags full of trash
- Trees, branches or shrubs
- Household chemicals,

paint, fuel cans, propane tanks, batteries

- Gravel, asphalt, rock, sod, brick, concrete
- Tires
- Engine blocks or car parts
- Any item longer than 8 feet
- Any item that can't be safely lifted by 2 workers

*“Don’t throw away the old bucket until you know whether the new one holds water.”*

—Swedish Proverb

## Use of the Pool

The Board would like to remind all homeowners and guests that the use of the pool is dependent upon homeowners maintaining up-to-date accounts.

All homeowner dues, fees and fines accounts must be current in order to use the pool.

Pool cards will be turned off

for delinquent accounts.

If your card is not working or if you think your card has been turned off in error, please contact MPM.

Key cards will also be turned off for other reasons including, but not limited to misuse of the pool and violation of the pool rules.

If you have any questions about proper use of the pool, use your common sense. Contact Lee Courkamp at MPM with any concerns or to report any rule violations.

It is the homeowners who keep our community great by helping to make sure our pool is safe and fun for everyone.



## ACC Guidelines

The Architectural Control Committee members are volunteers who work long hours to ensure our community continues to be the best it can be.

Summer is a busy time for improvements and ACC applications.

All exterior painting must be approved and paint samples submitted to the ACC, even if you are painting the same color.

As a reminder, the ACC has **30 days from receipt** to process your application.

The ACC is made up of people just as busy as you are.

Plan ahead for projects!

The committee **will not** make special allowances for poor planning.

The Committee has come up with the following guidelines for homeowners to use in deter-

mining what improvements are subject to ACC approval:

- Paint
- Cement work (driveways, sidewalks, steps)
- Landscaping with pavers, rocks or non-living items
- Windows
- Garage doors
- Decks
- Additions to houses
- Flag poles
- Satellite dishes—a separate Notice of Intent to Install an Antenna or Satellite Dish
- Siding
- Fences
- Hot Tubs
- Air conditioners/swamp coolers
- Screen, security or storm doors
- Any alterations to house, patio or deck
- Patio cover
- Outside window shades
- Brick work for landscaping
- Addition of shutters
- Replacing window trim boards
- Upkeep of the outside of the house including: restaining deck, repainting any areas that need it
- Anything that is non-living needs to be approved
- When submitting a paint application please paint one large board per color of paint (minimum of 12x12 inches)
- When in doubt, submit an application.



*“Never doubt that a small group of thoughtful, committed citizens can change the world. Indeed, it is the only thing that ever has.”*

—Margaret Mead

## Recycling

With Spring well underway, the City’s annual grass recycling containers will be placed for the public’s use starting on **Friday afternoon, May 4, 2007**. The recycle bins are located at the City’s Streets Maintenance Shop at 6161 Olde Wadsworth Boulevard. Only grass clippings and leaves are allowed for recycling. No tree limbs, tree branches or bush trimmings are allowed in the recycling bin, which is taken to Permagreen for

mixing into compost.

Bins will be placed at the Streets Maintenance Shop each Friday afternoon and be removed on Monday morning. The bins are for residents only; commercial landscape companies are not allowed to use these bins.

Waste Management also provides recycling services and allows customers to mix recyclable paper, plastic, and glass in one bin.

Items accepted for recycling include: Aluminum food and beverage containers, glass food and beverage containers (brown, green or clear), iron cans, and plastics with #1, #2, #3, #4, #5, #6, or #7. For a complete list visit

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

Waste Management picks up recyclable material for no charge every other week on Thursday along with their regular trash pick-up.





9551 W. 83rd Avenue  
Arvada, CO 80005

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WE'RE ON THE WEB!

[WWW.WOODRUN3.COM](http://WWW.WOODRUN3.COM)

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## Contact Information

### MANAGEMENT COMPANY :

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