

Woodrunner

Spring-Summer 2009

Wood Run Homeowners Association



Association Assessments

- Association dues assessments are due twice each year in March and September. Notices are sent the previous month and are due each March 1st and September 1st. Dues are considered late and will incur interest and late charges on April 1st and October 1st, respectively.

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Use of the Pool

The pool season is about to begin! Many homeowners have been enjoying this benefit of living in Wood Run.

As a reminder, use of the pool is a privilege and access to the pool can be denied in certain situations.

- You and your guests must follow the pool rules at all times! **You are responsible for your guests and your renters.** You must remain with your guests when they are using the pool. All keys are linked to the homeowners, regardless of who uses them. If you have lent out your key, you are still responsible! You will also be in violation of the pool rules and your key card may be de-activated.

- Floating toys must not be left in the pool. This disrupts the filter preventing the pool from being cleaned.
- Abusive language will not be tolerated at the pool. This is a family environment!
- If you have a party you must take out your trash. All trash must be removed from the property and taken back to your home for disposal.
- There is only **limited electrical power** provided at the cabana. If you need more power than is required for a small appliance, you must provide your own generator. Abuse of this will result in the homeowner being charged for electrician

services at a minimum of \$65.

- As a homeowner you are responsible for any damage that occurs while you are at the pool. If damage is reported, you will be contacted by MPM for more information. If it is determined that you were involved in activity that caused damage to the pool or pool area, you will be charged for repairs, clean-up and other maintenance as deemed necessary.
- For security and safety reasons, the gate must never be propped open. Modification of the gate to circumvent the alarm system will result in de-activation of your

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Calendar of Events

- **May Board Meeting: Wednesday, May 13th, 7pm, Standley Lake Library conference room.**
- **City of Arvada Spring Curbside Cleanup: May 18th—May 22nd.**
- **Pool Opens: Friday, May 22nd.**
- **Memorial Day: Monday, May 25th.**
- **June Board Meeting: Wednesday, June 17th, 7pm, Standley Lake Library conference room.**



Pool Key Card

- **Avoid the rush! If you have moved into the neighborhood within the last year or have lost your pool card, contact Sandi at Maximum Property Management before May 23rd to obtain a new pool card. New owners will receive one free key card while replacements for lost cards are \$25.**



Spring Curbside Cleanup

Due to cost considerations and abuse of the benefit, the Association will not be providing cleanup dumpsters this year.

Instead, the City of Arvada will once again be offering a free, large item pickup.

Allied Waste Management will complete curbside pick up in our area the week of May 18—22. Items must be at the curb by 7:00am of the first day of pickup—May 18th.

The purpose of this program is to dispose of large household items that residential trash service companies will not collect without extra payment.

Items the City WILL pickup:

- Furniture, mattresses, box springs and frames.
- Stoves, ovens, dishwashers, washing machines, dryers.
- Fencing (max 5'x8'), railroad ties cut in half and lawn edging.
- Sinks, toilets, bathtubs, lumber and drywall (8' max), carpet, flooring,

doors and windows.

- Water heaters, gas grills (no propane bottles), swing sets (disassembled) and bicycles.

Items the City WILL NOT pickup:

- Refrigerators, freezers or any item with Freon, microwave ovens.
- Wood stoves (free drop off site available).
- Televisions, computer monitors and computers (see electronic waste information below).
- Garbage bags full of trash or loose debris that will fit into a garbage bag or trash can.
- Trees, branches, or shrubs or trash that is mixed with trees, branches or shrubs.
- Household chemicals and paint, fuel tanks or cans, batteries, propane bottles, or closed drums (see household chemical waste information below).
- Gravel, asphalt, rock, sod,

earth, concrete, brick, block, pavers or roofing materials.

- Tires (four car or light truck tires may be brought to the free drop-off site).
- Engine blocks, car parts, or any small gas engine equipment (free drop-off site available).
- Any item longer than eight feet.
- Material or debris from a private contractor's work.
- Any item that cannot be safely lifted into a pickup truck by two workers.

Household Chemical and Electronics Waste Disposal:

- City of Arvada residents can take chemicals, paints, cleaners, batteries, petroleum products, antifreeze, poisons, televisions, computers, computer monitors, microwave ovens, etc. to Rodney Road Recycling in Golden. Call 303-316-6262 for an appointment, list of accepted materials, directions, and cost information.

Use of the Pool (continued)

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key card.

- The pop machine must remain plugged in at all times. Unplugging the machine causes damage as well as prevents others from using the machine.
- Unless you have reserved the cabana for a party you are limited to two (2) guests at any time.

See the Association website

www.woodrun3.com for a copy of the rules related to cabana reservations and the reservation form.

By adhering to these rules, we ensure a well maintained, clean and fun experience for everyone.

The expenses of the pool are paid out of your homeowners dues. Damage and misuse of the pool costs everyone money.

If you see anyone vandalizing or not following pool rules,

inform MPM right away. Be prepared to give the time of the infraction, and a detailed description of the situation and the people involved.

The pool security system allows us to identify those homeowners and to hold them accountable. This system works best however, with the cooperation of all homeowners.

Architectural Control Committee Guidelines

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

The Committee is gearing up for the busy summer season and is looking for three more volunteers that wish to make a difference. The ACC processes most applications by email but will occasionally meet in person when needed.

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 ACC has come up with the following guidelines for homeowners to use in determining 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

A building permit is needed from the City of Arvada for most projects including:

- Room Additions
- Hot Tubs
- Decks and Patios
- Swimming Pools
- Garages, Garage Additions and Carports
- Retaining Walls
- Patio Covers, Shade Structures, Awnings
- Fences
- Any Structure (including fences and retaining walls) Built Out to City Right-of-Way may need a revocable permit
- Flagpoles, Antennas, Satellite Dishes, Lighting and Other Poles
- Mini Structures

Questions concerning building permits?

Call Code Enforcement at 720-898-7465

Questions concerning the ACC? Call Nancy Dallinger at 303-425-6205 or email at ndallinger@aol.com



Drive Safely On Our Streets:

- Drivers: watch out for our kids. Drive slowly through the neighborhood and be aware of kids who may dart out into the street. Remember that the neighborhood speed limit is 25 mph.
- Parents: remind your children that the street is not a safe place to play. Remind them to always look both ways and to listen for approaching cars before beginning to cross the street.

Neighborhood Walk Throughs

The Board will begin their spring and summer walk throughs this month. Maximum Property Management (MPM) will also be conducting their regular walk throughs separate from the Board.

The Board will be walking the neighborhood at least once per month and noting the condition of the houses and yards. As our community ages it requires more and more work to maintain the standard of which we have

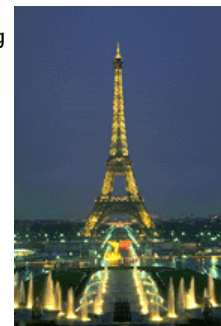
come to expect.

The Board will instruct MPM to send courtesy letters to any homeowners with noted violations of the ACC guidelines, or to those who may have upcoming maintenance issues.

Some things to look out for at your house:

- Paint and trim
- Siding

- Garage doors
- Gutters
- Fencing
- Yards and landscaping
- Driveways
- Trash





Wood Run Homeowners Association

9551 W. 83rd Avenue
Arvada, CO 80005

We're on the Web!
www.woodrun3.com

Contact Information



Management Company:
Maximum Property Mgmt
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303-369-0801 FAX

Woodrun's Contact:
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Please submit applications to
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