

# Woodrunner

## W O O D R U N H O M E O W N E R S A S S O C I A T I O N

### 2008 BUDGET AND ANNUAL MEETING

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The 2007 results of operations as well as the 2008 budget are presented on the following page for your review.

A few items are worth mentioning:

The HOA dues have gone up 5% for 2008. Costs are increasing for just about everyone, including the association. The Board continues to work to reduce costs whenever possible.

The Board continues to actively plan capital improvements to the community. In 2008, the Board is considering other projects including:

- Repairing the perimeter fence along Hoyt and 82nd

Avenue. As a reminder, homeowners living along the perimeter streets are required to prevent the accumulation of material against the perimeter fence to help prolong its life.

- A camera security system at the pool. Homeowners should also report any suspicious activity in the pool area to MPM or Arvada Police.

A new landscaping company was hired in 2007 at a significant savings over the previous company with better quality.

The Board welcomes any comments that you may have on

the budget and maintenance of the community. If there are any particular areas that you feel need to be addressed, please call Lee or Sandi at MPM so that it may be added to the meeting agenda.

You are always welcome to attend any Board meeting. We only ask that you let us know if you plan on attending.

There will also be time for discussion at the annual meeting in April. We hope to see you there!

### CALENDAR OF EVENTS

- March Board meeting: 7:00—8:00pm, Wednesday, March 5th at the Standley Lake Library conference room.
- Annual Board meeting: 7:00—8:00 pm, Wednesday, April 16th at the Standley Lake Library conference room. Watch your mail for a reminder and proxy!



## THE SNOW IS BACK!

In planning for winter street maintenance operations, the City of Arvada places its emphasis on plowing and sanding the major streets throughout the City. Arvada has approximately 840 lane miles of streets to maintain. The cost of equipment, materials, and overtime to plow and sand every street would be neither economically or environmentally justified considering that warmer weather typically follows a storm and melting quickly occurs naturally. Therefore, the objective of Arvada's Winter Storm Management Plan is to adequately plow and sand the main thoroughfares so that Arvada's citizens and public safety officers have access to residential streets.

The streets are plowed and sanded on a priority basis. Arterial streets such as W. 58th Avenue, W. 80th Avenue, and Kipling Street are classified as Priority 1 streets. Essential streets for emergency vehicle response and school access are also Priority 1 streets. Unless schools are closed, school routes will be plowed and sanded before 7:30 a.m. The State highways in Arvada—Wadsworth Boulevard, Sheridan Boulevard, Ward Road south of W. 64th Avenue, W. 64th Avenue between Ward Road and Indiana Street, and Indiana Street north of W. 64th Avenue—are plowed and sanded by the Colorado Department of Transportation.

Priority 2 streets are major and minor collector streets such as Club Crest Drive, Yank Way, West Woods Circle, and Grandview

Avenue. These streets provide access from Priority 1 streets to residential streets.

**Residential streets are not plowed or sanded unless there is a major snowstorm and a Winter Storm Emergency is declared by the City Manager.**

In the case of a major snowstorm, the City's crews will work to keep Priority 1 and 2 routes open. If a Winter Storm Emergency is declared by the City Manager (such as March of 2003) one lane on residential streets will be opened by private contractors with front-end loaders. The City Manager may declare a Winter Storm Emergency when snow accumulation exceeds, or is expected to exceed, 15 inches.

Unfortunately, it is unavoidable that the snow plow operators will make a windrow of snow along the curbs and across driveways. Every effort is made by the operators to keep from plowing snow onto the sidewalks. Depending on the duration of a storm, it may take the plow trucks several passes over the streets to clear the snow. Snow plowing operations will continue until the streets are clear; therefore, a homeowner may have to remove the windrow of snow from behind a driveway more than once.

The City has 14 snowplows with spreaders for sanding and salting. Other City equipment that can be mobilized in the event of heavy snowfall includes five front-end loaders, two motor graders, and a highway snow

blower. When a snow emergency is declared, private contractors are hired to supplement the City's snow removal efforts.

Parking is banned on Priority 1 streets during declared snow emergencies. The ban helps snowplow crews work more efficiently. Signs designating "No Parking During Winter Storm Alert" on snow routes are posted along those streets and parked cars are towed at the owner's expense.

### Code Alert

Be a good neighbor by keeping your sidewalks clean and safe. It is the responsibility of the owner or occupant of property adjacent to public sidewalks to keep them open all winter. City Code requires all sidewalks to be cleared of snow and ice within 24 hours after the snowstorm stops.

Do not create an unsafe situation on City streets by plowing or piling snow into the travel lanes. City Code prohibits the obstruction of sidewalks or public streets, which includes plowing snow from a driveway or private street into public streets by residents, homeowner associations, or their snow plowing service.

Call the City of Arvada Code Enforcement office at (720) 898-7465 with any questions.

—excerpted from the Arvada Report

## TAX CREDITS AVAILABLE FOR WORKING FAMILIES

Many Arvada families could be eligible for tax breaks when they file their 2007 tax return. If your family's income was less than \$39,783 in 2007, you could be eligible for the Earned Income Tax Credit (EITC). The EITC is a special tax benefit from the Federal government for working people with children who earn low to moderate incomes. The program is designed to help reduce your tax burden and supplement your wages.

If you are eligible, the EITC could result in a tax refund of up to \$4,700. You may also qualify for a Child Tax Credit of up to \$1,000 per child. Other tax credits are available for saving for retirement and college.

According to The Piton Foundation, which sponsors a State-wide information campaign about tax credits for families, more than 260,000 Colorado families received \$427 million in tax refunds last year be-

cause of the EITC. Unfortunately, other eligible families did not receive these much needed refunds because they were not aware of them, did not realize they were eligible, or did not know how to apply.

To learn how to receive these tax credits and for other related information, dial toll free 2-1-1 or go to [www.piton.org.eitc](http://www.piton.org.eitc).

## 2008 BUDGET

Wood Run HOA 2007 Budget	<u>2007 Budget</u>	<u>2007 Actual</u>	<u>2008 Budget</u>
HOA Dues	61,134.92	56,433.75	64,190.70
Trash & Recycling Fees	15,939.00	17,535.02	17,567.68
Late Fees & Fines	-	3,178.82	-
Legal Fee Reimbursement	-	193.00	-
Pop Fund	50.00	55.33	50.00
Cabana Rental Fees	150.00	340.00	150.00
Interest	-	248.76	-
Misc Funds	<u>100.00</u>	320.00	<u>100.00</u>
Total Income	77,373.92	78,304.68	82,058.38
Bad Debt Expense	-	-	-
Insurance	4,000.00	3,427.00	5,000.00
Insurance-Workers Comp	-	-	-
Tax Prep/Audit	250.00	1,150.00	250.00
Money Market Fee	500.00	911.99	650.00
Payroll Expense	3,276.00	3,276.00	3,276.00
Legal Expense	1,000.00	1,405.30	1,000.00
Collection fees	-	180.00	-
Govt reports	-	-	10.00
Management Fee	9,060.00	8,694.00	9,660.00
Postage	625.00	530.43	625.00
Meeting Room Expense	110.00	145.00	110.00
Reserve/Replace Transfer	16,258.92	16,258.92	18,159.70
Social Activities	100.00	9.87	100.00
Web Page Expense	180.00	-	180.00
Newsletters	250.00	-	250.00
Office Expense	1,200.00	2,142.10	1,200.00
General Board	150.00	156.80	150.00
Taxes	-	114.00	-
Payroll Taxes	<u>250.00</u>	250.56	<u>250.00</u>
Total Administrative Expense	37,209.92	38,651.97	40,870.70
Camera Security System	3,000.00	401.00	3,000.00
Repairs & Maintenance	500.00	710.00	500.00
Vandalism	500.00	-	500.00
Grounds Maint. Contract	6,300.00	5,605.00	6,300.00
Landscape maintenance	-	-	-
Irrigation repairs	-	601.22	-
Trees & Shrubs	600.00	396.00	600.00
Pool/Cabana Supplies	1,500.00	1,421.06	2,300.00
Pool Maint. Contract	7,000.00	6,941.98	5,250.00
Pool repairs	-	486.00	-
Pool house maint/repair	-	423.94	-
Phone Line/pool	400.00	689.91	400.00
Gas & Electric	3,025.00	2,447.50	3,120.00
Electrical repairs	-	1,396.00	-
Trash Removal	15,939.00	15,639.07	17,567.68
Water & Sewer	<u>1,400.00</u>	2,389.72	<u>1,650.00</u>
Total Common Areas/Utilities	<u>40,164.00</u>	39,548.40	<u>41,187.68</u>
Total Expenses	77,373.92	78,200.37	82,058.38
Net Surplus(Deficit)	<u>-</u>	104.31	<u>-</u>

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**W o o d R u n H o m e o w n e r s  
A s s o c i a t i o n**

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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

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