

THE LOCHWOOD NEWS

November 2019

www.welca-hoa.com / info@welca-hoa.com

Correspondence & Dues: WELCA, P.O. Box 280965, Lakewood, CO 80228-0965

WELCA Annual Meeting Is in November

The Annual Meeting for West Lochwood Civic Association will be held on Monday, November 4, 2019. The meeting, which is prescribed by WELCA's By-Laws is an opportunity to hear from the Board about what has been going on in WELCA in our calendar year 2019.

It's also an opportunity for you to express your feelings on what we are doing as a homeowner association.

An agenda for the meeting is on the last page of this newsletter. So mark the date and plan to show up. The Board needs your input in order to try to reflect the wants and needs of the community.

WELCA Covenant Enforcement

WELCA is divided up into 6 different filings with 6 slightly different sets of covenants. For a map of the Filings, please go to our website (www.welca-hoa.com) and view the "Maps and Covenants" section. Find your address and which set of covenants apply to you. FYI – you should have received a copy of the appropriate covenants from your realtor when you purchased your home.

Covenants are enforced by actions of individual homeowners combined with assistance from the Home Owners Association. There are two different methods of enforcement:

1). For Filings 6, 7, 8, and 8A: When a potential violation is reported the infraction is verified by the Board of Directors and the property owner is contacted and asked to correct the infraction. Typically the homeowner is given 30 days to fix the violation. Additional letters are written if the violation has not been addressed by the homeowner. The strongest recourse for the WELCA Board is additional letters or in extremely rare cases the potential of Small Claims Court.

CALENDAR OF WELCA HOA Board Meetings – 2019

All WELCA residents are encouraged to attend the monthly HOA meetings which are held on the first Monday of the month unless special circumstances warrant another day. The meeting time is 7:00 PM – 9:00 PM, held at Lochwood Christian Fellowship Building, Florida & Union Blvd.

Remaining Board Meetings

November 4, 2019 (Annual Meeting)
December 2, 2019

WELCA BOARD MEMBERS

Earl Wilson, President
303-984-2641

Mike Goddard, Vice President
303-523-9656

Bill Stout, Secretary
303-986-9557

Jim Foster, Treasurer
303-989-3637

Amy Skinner, Member
720-428-9476

Billy Volz, Member
303-842-2074

Julia Brunner, Member
303-261-5104

Gary Frey, Newsletter
303-986-0106

2). For Filings 4 and 9 (newer covenants):

In 2015 the residents of Filing 9 approved a revised set of that are more tied to Colorado State Law governing Home Owner Associations called the Colorado Common Interest Ownership Act (CCIOA). In June of 2019, the homeowners of Filing 4 voted in a similar, revised set of covenants that are also more parallel to CCIOA. WELCA follows procedures in the WELCA Covenant Enforcement Policy and the policy is available on the WELCA website. This Covenant Enforcement Policy gives the WELCA Board more leverage through fines versus just letter writing to resolve covenant issues.

To summarize the procedures; when a potential violation is reported (in writing) the infraction is verified by the Board of Directors. The property owner in violation is contacted and asked to correct the infraction. The property owner is given a period of time (30 days) to make the corrections before a second notice is sent. That homeowner (in violation) is allowed to appeal the violation, and talk to the WELCA Board, about the situation and any mitigating circumstances.

For Filings number 4 and 9, if the violation is not fixed within 30 days a second notice is sent, with a \$100 penalty included in the notice. If corrections are still not corrected then a third notice is sent with an additional penalty of \$250 is assessed against the property. If the violation is not corrected, then a letter from an attorney may follow where WELCA is considering legal action in civil court.

It is NOT the goal of the WELCA Board to fine people to make money. The Board wants to work with all parties to resolve the violation, listen to both parties and be fair. If needed the WELCA Board can grant extra time to resolve an issue – if visible progress is being made to mitigate a problem.

Jefferson County Zoning or Sheriff's Department: The WELCA Board uses Jefferson County Zoning in these filings (6, 7, 8 and 8A) for tall weeds or clutter being stored on a property as these items are not directly written into the original Wood Brothers covenants from the early 1970's. Similarly, any violation in the public streets (such as a parked trailer, or unlicensed car in the street) is reported to Jefferson County Sheriff Department. WELCA has no enforcement right in public streets, which are owned by Jefferson County. Jefferson County allows trailers and Recreational Vehicles a total of 28 days per year of parking on the street.

So, You Have a Trailer or Camper to Park:

One area that the WELCA Board receives a lot of comments and complaints is the parking of trailers, campers, boats and/or cars on people's property. Often trailers, camping trailers, RV's and boats are left on the street for a majority of the year. This particular issue is a concern for both Jefferson County and WELCA.

Jefferson County concerns itself with trailers, boats, campers etc. that are parked on the street. These trailer, boats, campers etc. are only allowed to be parked on the street for 28 days, not necessarily consecutive, in any given year. After the 28 days limit per year is exceeded the owner is subjected to tickets and eventual towing. Any homeowner can file a complaint/report to Jefferson County Sheriff's office to report trailers, boats, campers, etc. being stored on the street.

In Lochwood, trailers, campers, hauling trailers, Recreational Vehicles (RVs) and boats can only be parked on private property in areas that are not visible from the street or front of a house (**i.e. not in driveways**). That usually means they can be stored behind a six foot tall privacy fence, stored in a side yard or backyard. If this is not possible, please consider storing trailers, boats, campers and hauling trailers off site at a storage facility. For Filings 6, 7, 8, and 8A see the Protective Covenants section D-7; for Filings 4 and 9 see Article 6 section 6.15 Vehicular Parking Storage and Repair section C. It is against WELCA covenants to store hauling trailers, trailers, campers, RVs, and boats, etc. on your driveway. Again – WELCA has received a number of complaints, and we are actively pursuing these complaints, and working with homeowners to resolve violations.

Cars may be parked on any part of the lot that is designed to accommodate them. That means on concrete, asphalt, or rock material. Cars may not be parked on lawn areas. Cars and trailers may be parked in garages but those garages must have doors that can close.

Winter is Rapidly Approaching

After experiencing such a warm summer it's hard to imagine that winter is just around the corner and we're seeing some early snows and cold weather.

Jefferson County does not have an ordinance requiring citizens to shovel sidewalks, but the county encourages citizens to shovel walks adjacent to their homes as a courtesy to their neighbors and for the safety of pedestrians.

The West Lochwood Civic Association recommends that snow deposited on sidewalks must be removed within 24 hours after snowfall has stopped falling which is a policy that the City of Lakewood follows. Again, it is a courtesy to your neighbors and for the safety of pedestrians. Most of us try to do that even sooner because to leave snow on the ground will only make it harder to remove later. Also, Jefferson County Roads and Bridges prohibits you from shoveling snow from your property into a street, which can result in fines. It creates extra work for the plow drivers who may have to make a second pass or return a second time to clear additional snow from personal residences.

One of the realities of the Lochwood Community is that a lot of our residents are getting a little older. With aging comes illnesses and events that don't allow us to do the kinds of things we did when we were younger. One reality of this condition is that it makes snow removal very difficult. Hopefully those of us who are still able to push the white stuff around can find the time to help a neighbor get their property in to compliance.

Dealing with snow in Lochwood can be summarized as follows:

- Clear your property walkways within 24 hours of the end of the storm.
- Don't push your snow onto public streets.
- See if a neighbor needs some help getting their property cleared.

The Sights and Smells of Fall are in the Air

Sure sign that we are in the heart of the Fall season are the changing colors of our vegetation. Years ago it was a right of autumn that families would be raking up fallen vegetation in the yard and have a little fire going to get rid of the waste.

But, can you still do that today?

To answer that question we have to look at any prohibitions placed by Jefferson County, as well as Lochwood Covenants

Jefferson County Regulations prohibits any burning (Form 2000 – second bullet). Their website states: “Burning of tree stumps, trash, garbage, construction debris, hazardous materials, leaves or lawn clippings, food waste, and other man-made materials is NOT permitted in Jefferson County at any time. Burning in barrels or incinerators is NOT allowed”. Penalties can be up to \$15,000 per day of such violation in accordance with § 25-7-122, C.R.S.

The newer Covenants (Filings 4 and 9) call for Compliance with other Laws and Regulations, (i.e. Jefferson County Regulations). Also, Section 6.16 No Annoying Lights, Sounds or Odors: “....no sound or odor shall be emitted from any portion of Lochwood Filing No. 4 or Filing No. 9 which would be reasonable found by others to be noxious or offensive....”and Section 6.17 No Hazardous Activity “....No open fires shall be lighted or permitted on any property in Lochwood Filing No. 4 (or Filing No. 9) except in a contained barbeque unit while attended and in use for cooking purposes or within an interior or exterior fireplace designed to prevent dispersal of burning embers unless prohibited by government ordinances” ...while the other Covenants (6, 7, 8 and 8A) do not address this issue directly.

The bottom line is that Jefferson County is very clear on their rules and regulations when it comes to NOT permitting any types of burning of tree stumps, trash, garbage, construction debris, hazardous materials, leaves or lawn clippings, food waste, and other man-made materials, and is enforceable with a very hefty penalty. Your WELCA Board supports Jefferson County in this Regulation.

West Lochwood Civic Association Annual Meeting

November 04, 2019

Lochwood Christian Fellowship Building

7:00 – 9:00 pm

Agenda

Call to Order

Secretary's Report

Treasurer's Report

Election of Board Members (not Officers)

Old Business

- Covenants enforcement efforts
- 2019 WELCA Board Achievements

New Business

- Summary of Annual Report
- Change WELCA Board meeting night (back to the first Tuesday of each month starting in January)

Roundtable Discussion:

- Future Direction for WELCA and the Board of Directors and Officers
 - Can we continue to field a Board and officers with lack of community interest?
 - How do we generate community interest in serving on the WELCA Board?
 - How can we serve our community with a decreasing WELCA Board
- Communication – How do we better reach our community?
 - Plaques for entrance signs with website information (www.welca-hoa.com)
 - Resume hand delivery of the Newsletter?
- Waste Collection
 - Is there interest in the community to try and go to a single provider?
- Do we want additional Community Outreach events in Lochwood?
- What additional maintenance is needed in Lochwood?
- Other

Adjourn: