

THE LOCHWOOD NEWS

September 2019

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

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

Fall Clean-up Scheduled for September 21, 2019

The second neighborhood clean-up is scheduled for Saturday, September 21, 2019. As in years past WELCA will provide commercial grade roll-offs that you can put your refuse in. The roll-offs will be available between 7:30 am and noon. You need to bring your refuse to the Jeffco School Property on 1505 South Pearson Street.

Of course there are always a few rules. They include:

1. You must be current in your 2019 WELCA membership. If you haven't paid your dues for 2019 you may do so at the clean-up site.
2. You may bring as many loads of refuse as you need to without any extra cost.
3. We cannot accept any toxic substances (i.e. petroleum products and other household chemicals items).
4. We cannot accept any electronic devices (working or not) such as old TV's.
5. The last dumpster is ordered between 10:30 am to 11:00 am, so it may be full before 12:00 noon. Please plan accordingly.

It's usually pretty crowded at the site so if you can help with unloading other vehicles while you're waiting your turn it will be greatly appreciated.

See you there.

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

October 7, 2019
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

WELCA in the Midst of a Covenant Revolution

Since 2012 WELCA has been revising the covenants to bring up to current State law standards and to have a more uniform approach to enforcement. The first effort took place between 2011 and 2013 when a uniform set of covenants was created and presented to the WELCA homeowners in all filings. For a number of reasons the membership (homeowners) rejected that approach and no changes were made to the covenants. After that initiative the WELCA Board reached out to our members regarding whether the covenant management approach was still a viable approach for WELCA to continue with them. We learned a lot.

For the most part responses were strongly in favor of maintaining the covenant system although some members questioned whether covenants were applicable to their property. One respondent even stated that there were no covenants for the WELCA Community.

One of the “lessons learned” from the process of changing covenants was that many of our members don’t fully understand what the covenants mean, how they apply to individual properties, and what the consequences of non-compliance mean. With that understanding in mind the WELCA Board of Directors has decided to publish a number of articles addressing these areas of concern.

In this first article we’ll explain how our original covenants were created and how they apply to the properties within WELCA.

How Covenants Got Started:

We all know that development of property within the Lochwood Community began in the late 1960’s. The developer was Wood Brothers Homes. The original development was quite large extending from the current homes within West Lochwood (properties to the west of Kipling Parkway to homes east of Kipling). As was common during development of this type Wood Brothers divided their property into nine segments, which came to be known as Filings.

Around the time the Wood Brothers development was getting started it was common for properties to be developed based on a set of covenants. Covenants were additional requirements placed on property deeds that committed owners to maintaining their property in a manner that assures the value of that property is not reduced by

deterioration of the asset. It was the Wood Brothers developers who created the original covenants for properties within West Lochwood. The filings involved in West Lochwood include those within Filings numbers, 4, 6, 7, 8, 8A, and 9. Within each filing are a separate set of covenants, applicable only to the named filing. While the covenants are similar from one set of covenants to another there are some minor differences. Consequently, the WELCA Board of Directors has to deal with six sets of covenants when dealing with potential violations.

Recently, the covenants covering Filings 4 and 9 were revised and restated. These changes were made at the request of a few homeowners in both of those filings (at different time periods) and the revised covenants were approved by a majority vote of the registered homeowners in both filings. Filing number 9 covenants were revised in June of 2015, and Filing number 4 in June of 2019. Both revised covenants have been registered with the Jefferson County Clerk. The revision focused on clarifying the meanings of some of the covenants, provided a process to do enforcement, and more closely aligned WELCA to changes in Colorado State laws for those two filings.

In summary:

1. WELCA Covenants were initially created by the developer, Wood Brothers Homes.
2. The original covenants were made a part of every property and are recorded with each deed.
3. When homes were initially purchased it was with the expectation that the homeowners would be required to comply with the covenants. While WELCA dues are voluntary, the covenants are mandatory.
4. Covenants remain with the deed of the property and, in the event of a sale, the responsibility for compliance transfers to the new homeowners.
5. Covenants were created to help maintain and improve the value of properties in the community. They are not intended to be punitive.

A copy of every set of covenants is posted on the WELCA website; <http://www.welca-hoa.com>. Under the Covenants and Maps heading.

In future newsletters questions regarding other aspects of the covenants will be displayed and explained. Subjects will include:

1. How covenants are implemented.
2. The covenant violation and enforcement process.

3. Clarification, expansion and detailed explanation of what certain covenants mean to a property owner.
4. Other covenant issues or questions.

If you have a particular subject regarding covenants that you'd like to have explained, please contact the WELCA Board at the various addresses listed at the beginning of this newsletter.

Crime is still a concern

We continue to hear about crime in and around the WELCA neighborhood. Often they deal with break-ins and thefts of vehicles left outside. Some things you can do to discourage theft:

1. Keep your vehicles in the garage if you have the room.
2. If you must leave them outside be sure to keep them locked. It might discourage those who would like to "borrow" the vehicle.
3. Finally, don't leave anything of value inside a vehicle, especially if the vehicle is not inside a garage.
4. Items like purses, wallets, as well as electronic devices such as lap top computers, cell phones, and other electronic devices are usually prime targets for thieves.

It's Wildlife Season

On Monday, September 9th a black bear was sighted in the Lochwood area. The Colorado Parks and Wildlife people were on scene but at the time of this newsletter deadline, there isn't any word yet on whether the animal was trapped and or relocated.

Some things you can do to protect yourself:

1. Keep your pets inside in the evening and at night. If they need to go outside put them on a leash and go with them.
2. Keep pet food indoors at all times.
3. If you have to confront a bear remain calm. Stand and face the bear directly. Never run away the bear. Back away slowly, walk, and keep your eye on the bear to see how it reacts. In most cases they will flee.
4. Bring your birdfeeders inside overnight.
5. Never get between a mother black bear and her cubs.

The bear was thought to be a juvenile. Consequently authorities believe it has moved on and left the neighborhood.

