

THE LOCHWOOD NEWS

West Lochwood Civic Association – March 2021

Website: www.welca-hoa.com / Email: info@welca-hoa.com

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

Holiday Lighting Contest Winners 2020

Congratulations to these creative homeowners for winning the lighting contest last December. Each winner received \$30.

11217 West Iowa Drive

1664 South Routt Way

11273 West Mexico Drive

1334 South Simms Street

1259 South Quail Street

1387 South Routt Way

Jefferson County Sheriff Visit

Please welcome Deputy Mark Bybee from the Sheriff's department to our April 6th meeting. He will be available for questions as well as giving us a rundown on safety and security in Jefferson County, and our community.

West Lochwood Christian Fellowship Church

April 6, 2021 @ 7 p.m.

Check out, like and follow the new Lochwood

Facebook Group

Search Facebook for:

"Lochwood Residents WELCA"

Just a reminder... as a homeowner in WELCA you are required by law to abide by the covenants for your filing within the WELCA boundaries. You can find out which filing you live in and review the specific covenants that apply to your property on the website:

www.welca-hoa.com

WELCA is a "Civic Association" which means you are required to adhere to the covenants, but paying dues is voluntary.

There is a homeowners board made up of volunteers who live in West Lochwood. A President, Vice President, Secretary, and Treasurer as well as board members meet each month to discuss business related to WELCA. Please feel free to attend meetings when you can to hear what we are up to and how you might be able to help.

Board meetings are the first Tuesday of each month at 7 p.m. at the West Lochwood Christian Fellowship Church.

Covenant Corner

Parking Regulations for Trailer, Boats, and Recreational Vehicles

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.

(See the other side for the 2021 dues letter.)

2021 Special Events

Garage Sale: May 20 to May 22, 2021

Spring Clean-up: June 12, 2021

Fall Clean-up: September 18, 2021

Annual meeting: Tuesday, November 2, 2021

Holiday Lighting Contest: December 18, 2021

Due to COVID-19 WELCA events are subject to cancellation or re-scheduling of dates.

All events require volunteers (except Garage Sale). Please contact a board member in advance for details.

This letter is to remind you to pay your WELCA homeowner association's annual dues of \$30.00 for 2021. Using the enclosed, pre-addressed envelope, please make your check payable to WELCA. To ensure our records are accurate, please include your WELCA street address if it is different than what is printed on your check. Also, please include your email address on your check so WELCA can send Newsletters and announcements to you. You can also pay your dues with Venmo. Be sure to include your WELCA address when you pay with Venmo. Use this QR code.

@Jim-Foster-47



venmo

HOA dues help to support, maintain, and protect the quality of our community, and in turn support the value of your investment in your home. Collectively, WELCA dues are directly responsible for accomplishing the following:

- Landscape care and maintenance of the various Lochwood common areas which include weed mitigation, sign and plant upkeep, beautification projects, trash and graffiti removal within our neighborhood.
- WELCA Neighborhood Clean-Up Day events held in late spring and again in the fall resulted in approximately 120 cubic yards of trash removed from our community last year.
- Quarterly Lochwood Newsletters that keeps our community informed of covenant updates, and dates for events are sent to you by mail, email and posted on WELCA's website. www.welca-hoa.com
- Payment of general operating expenses, including printing and mailing newsletters, legal correspondence, and maintaining our web site, www.welca-hoa.com All WELCA Board members are unpaid volunteers.
- WELCA's annual holiday lighting contest encourages our residents to get out, meet each other and celebrate the season. Cash prizes are given to the 6 best outdoor light display winners that have paid their dues.
- A WELCA Neighborhood Garage Sale Day is advertised through signs and local neighborhood means to increase the number of potential buyers who attend your garage sales. 2021 Dates are June 10,11,12..

WELCA needs your participation and support. The activities that WELCA does during the year are all dependent on volunteer help. When there are more of us helping the burden on any one person is fairly small. Please consider volunteering by helping at one of the Clean-up days, or other WELCA activities. You will get to meet some great people, who happen to be your neighbors. If you're interested in being on the Board we could use your help there also. More information and our meeting dates are listed below, in the newsletters, and posted on our web site, www.welca-hoa.com Please take a moment to submit your 2021 Dues of \$30.and help make Lochwood a better place to live.

Paying your homeowner dues is voluntary, but following the covenants are mandatory!

Dates for 2021 events are:

Neighborhood Garage Sale: Thursday, Friday & Saturday, May 20, 21, and 22..

Spring and Fall Cleanup, Roll-Off's provided. Spring: Saturday, June 12th ; Fall: Saturday, September 18th.

Annual WELCA meeting, Tuesday, November 2nd, 7:00 PM at Lochwood Christian Fellowship.

Christmas Lighting Contest: Judging will be Saturday evening, December 18th

If you do not receive WELCA information by email, visit info@welca-hoa.com and provide your name, address, and email address to this site to begin receiving the WELCA Newsletter, meeting information and events information.

The WELCA Board of Directors