

West Lochwood Civic Association

Annual Report

2022

Introduction

The West Lochwood Civic Association (WELCA) is for residents of Lochwood, located in a section of unincorporated Jefferson County - District 1. The boundaries of the Association are those who live generally west of Kipling Parkway, north of Jewell Avenue, east of Union Blvd., and an imaginary line south of Mississippi Street, who are not residents of the City of Lakewood. WELCA is subdivided into 6 separate filings (Filing 4, Filing 6, Filing 7, Filing 8, Filing 8A, and Filing 9). Please see the map of the area on our website (www.welca-hoa.com) under the "Map and Covenants" section of the website.

The Organizational By-Laws for WELCA require that the Board of Directors prepare and distribute an Annual Report to the members at the time of the Annual Meeting (normally held in November (see Article V, Board of Directors, Section V, Annual Report). The purpose of this report is to the membership (WELCA homeowners) the condition of the Association and its property.

The West Lochwood Civic Association functions as a Non-Profit Incorporation under the Laws of the State of Colorado. Articles of Incorporation were filed with the Colorado Secretary of State on February 24, 1976.

The purpose of the Incorporation was identified as ***"to work toward the betterment of and to combat deterioration in its area; to aid, assist, represent and advance the interests of the residents and owners of its area of membership."***

Board of Directors

The WELCA By-Laws provide for the election of a Board of Directors to manage the affairs of the Association. The By-Laws provide for up to 15 members on the Board. At the Annual Meeting members of the Association vote on who will serve on the Board for the coming year. Fifteen positions will be elected for the coming calendar year 2023. There are no term limit restrictions governing how long someone may serve. All Board members serve on a volunteer basis with no compensation, other than reimbursement of expenses incurred that are approved by the Board.

There are currently ten members serving on the Board. Table 1 lists those members and their contact information. There are currently five unfilled positions. At the Annual Meeting the new suite of members will be elected. At the December meeting the new

Board will select the four officers allowed for in the By-Laws; President, Vice President, Secretary and Treasurer.

Table 1 shows that while the Board has representation from four of the Filings in Lochwood but there is no representation from either Filing 8 or Filing 8A.

Financial Condition

WELCA is in good financial condition going into 2023. As of October 2, 2022 WELCA had \$17,498.28 available in checking and savings accounts. Income for the year has been \$10,889.00 while expenses have totaled \$7,377.89. The budget for 2022 was set at \$12,166.00 with an estimated dues collection of 11,500.00. The January 11, 2022 balance was \$10,514.96.

\$9,782.00 was received from Geico as the settlement for the damaged entrance sign. Most of these funds will be used to repair the sign. \$1,000.00 has been set aside to fund an assistance plan for WELCA members that need financial help to complete outside maintenance projects to correct WELCA code violations. The procedures for this are being developed by select members of the WELCA Board of Directors.

Common Properties and Maintenance Practices

WELCA does not hold title to any actual real property assets in the West Lochwood community. However, there are a number of properties that are parts of public rights of way that require periodic maintenance, particularly in the summer growing season. WELCA does maintain these properties with emphasis on weed control, trash removal, graffiti removal, and other maintenance.

WELCA also maintains a number of signs, located at key entrance areas identifying to people that they are within the boundaries of WELCA.

On February 1, 2022 a resident of Lochwood accidentally ran over the entrance monument sign at W. Jewell Ave. and S. Quail St. with their vehicle. WELCA received a check to cover the loss from GEICO and used most of those funds were used to replace the sign. The brick monument base of the sign was replaced in September and the wooden script sign is currently being made by our sign maker.

Infrastructure Upgrades 2022

In 2022 a large portion on natural gas mains and services in Filings 4 were replaced.

In the summer of 2022, the City of Lakewood added a new traffic signal, cross walks and curb ramps at the intersection of W. Florida Ave. and S. Union Blvd.

Covenants

Properties within the Lochwood Community are subdivided into six separate filings which are governed by six different sets of covenants. These covenants are enforced by individual property owners with support from the WELCA Board of Directors. The covenants were created by the original developer, Wood Brothers Homes, and filed with Jefferson County. They are part of each residential property deed in Lochwood. At the purchase of your home the realtor provided a copy of the covenants for your filing. By signing the contract you agreed to abide by the terms of the covenants specific to the filing where your home is located. Most of the covenants are identical except for those governing Filing 9 and Filing 4. In 2015 the residents of Filing 9 approved a revised set of covenants that are more tied to Colorado State Law governing Homeowner Associations and Civic Associations called the Colorado Common Interest Act (CCIOA). In May of 2019, the homeowners of Filing no. 4 voted in a similar revised set of covenants that are more parallel to CCIOA. Copies of the covenants reside on the WELCA website <http://www.welca-hoa.com>.

Covenant Enforcement:

Covenants are enforced by actions of individual homeowners combined with assistance from the WELCA 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 homeowner is encouraged to come meet with the WELCA Board to discuss mitigating factors or request a repeal of the infraction. The strongest recourse for the WELCA Board is additional letters, or in extremely rare case, the potential of Small Claims Court.

2). Filings 4 and 9 (Amended, Restated, Protective Covenants):

For Filing 4 and Filing 9 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 in Filing 4 and Filing 9: when a potential violation is reported (in writing) the infraction is verified by the Board of Directors and the property owner is contacted by mail and asked to correct the infraction. The property owner is given a 30-day period of time to make the corrections before a second notice is sent. The homeowner (in violation) is allowed to appeal the violation, and talk to the WELCA Board, about 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, or take homeowners to court. We want 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 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 are not directly written into our covenants. Similarly, any violation in the public streets (such as a parked trailers, 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.

There is estimated to be about 10% of the properties in West Lochwood community to have a covenant violation. Currently the WELCA Board is pursuing action via letters, and Jefferson County Zoning and Jefferson County Sheriff's Department on approximately 3 or 4 total violations.

2022 Community Activities

As part of the strategy to improve community betterment WELCA has sponsored several community activities. These events include sponsorship of a community wide garage sale, both Spring and Fall neighborhood clean-up initiatives, and a Christmas Light decorating contest. In 2022 the following events were held:

- The neighborhood garage sale was held on May 11--21
- The Spring neighborhood clean-ups was held on June 4
- The Fall neighborhood clean-up was held on September 17
- The Christmas Lighting contest will occur in December. Judging the best Holiday displays will be held on December 17.

**West Lochwood Civic Association
Board of Directors
Contact Information
Table 1**

Name	Position	Filing
Andy Yarnell	President	4
Mike Goddard	Vice President	4
Jim Foster	Treasurer	7
Amy Skinner	Secretary	9
Dan Demello	Board member	4
Michael Iacino	Board member	6
Doug Mangels	Board member	4
Jean McReynolds	Board member	6
Stephen McReynolds	Board member	6
Lucidel Smoczyk	Board member	6