

# West Lochwood Civic Association

## Annual Report

2023

### 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](http://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 are available to be elected for the coming calendar year 2024. There are no term limit restrictions governing how long someone may serve. All Board members serve on a volunteer basis with no compensation. Board members are reimbursed any expenses incurred that have been approved by the Board.

There are currently six members serving on the Board. Table 1 lists those members and the filing number they reside in. There are currently nine unfilled positions including the Secretary. 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, 8A or 9.

## **Financial Condition**

WELCA is in good financial condition going into 2024. As of November 6, 2023, WELCA had \$13,086.94 available in checking and savings accounts. Income for the year has been \$10,680 (357 of 669 dues paid) Total expenses have totaled \$12,507. The budget for 2023 was set at \$12,761 with an estimated dues collection of \$11,500.

## **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 eight individual entrance signs, located at several main access points identifying to people that they are within the boundaries of WELCA which is a covenant controlled community.

## **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. The covenants are in place to keep all individual properties maintained and looking great to help everyone's property values. The covenants 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 4 and Filing 9. 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. 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 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 utilizes the Jefferson County Zoning department 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 trailer, or unlicensed car in the street) is reported to the Jefferson County Sheriff's Department. WELCA has no enforcement right in public streets, which are maintained by Jefferson County.

The board estimates around 10% of the properties in the West Lochwood community have a covenant violation. Currently the WELCA Board is attempting to correct eight on going cases with specific covenant violations reported by fellow residents of West Lochwood.

## 2023 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 2023 the following events were held:

- The neighborhood garage sale was held on May 18 - 20
- The Spring neighborhood clean-ups was held on June 3
- The Fall neighborhood clean-up was held on September 16
- The Christmas Lighting contest will occur in December. Judging the best Holiday displays will be held on December 16.
- The board decided to bring back Santa Claus' annual visit to Lochwood, also on December 16.

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

<b>Name</b>	<b>Position</b>	<b>Filing</b>
Andy Yarnell	President	4
Mike Goddard	Vice President	4
Jim Foster	Treasurer	7
-	Secretary	-
Michael Iacino	Board member	6
Stephen McReynolds	Board member	6
Lucidell Smoczyk	Board member	6