

THE LOCHWOOD NEWS

West Lochwood Civic Association – February 2022

Website: www.welca-hoa.com / Email: info@welca-hoa.com / Facebook: [Lochwood Residents WELCA](https://www.facebook.com/LochwoodResidentsWELCA)
Correspondence & Dues: WELCA, P.O. Box 280965, Lakewood, CO 80228-0965

Holiday Lighting Contest Winners 2021

Congratulations to these creative homeowners for winning the lighting contest last December. Each winner receives \$30. You must pay your annual dues to participate in the next contest in December 2022.

1853 S. Pierson Ct.

1726 S. Pierson St.

1662 S. Robb St.

1334 S. Simms St.

11145 W. Wisconsin Ave.

1302 S. Pierson Ct.

2022 Special Events

Garage Sale: May 19th - May 21st

Spring Clean-up: June 4th

Fall Clean-up: September 17th

Annual meeting: Tuesday, November 1st

Holiday Lighting Contest: December 17th

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

Covenant Corner

Parking Regulations for Trailer, Boats, and Recreational Vehicles

The number one covenant violation in West Lochwood 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 or driveway for too long. This particular issue is a concern for both Jefferson County and the residents of West Lochwood. The WELCA board has received numerous emails this year pertaining to illegally parked trailers, RV's and automobiles.

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

Per West Lochwood covenants: 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 in a side yard or backyard. If this is not possible, please make arrangements to store your 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, campers, RVs, and boats, etc. on your driveway.

Cars may be parked on any part of the lot that is designed to accommodate them. Acceptable examples are concrete, asphalt, pavers, or a gravel surface. Cars may not be parked on lawn or landscaped areas. Cars and trailers may be parked in garages but those garages must have doors that can close.

Covenant Corner

WELCA Covenant Enforcement:

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

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 for Small Claims Court.

Jefferson County Zoning and Sheriff's Department:

The WELCA Board works with the Jefferson County Zoning department in filings 6, 7, 8 and 8A for unkept yards, businesses being run out of a home or junk 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 RV or trailer or unlicensed car in the street) is reported to the Jefferson County Sheriff Department.

For Filings 4 and 9 (updated covenants):

Most of the covenants are identical except for those governing Filings 4 and 9. In 2015 the residents of Filing 9 approved a revised set of covenants which are tied to Colorado State Law governing Home Owner Associations. In June of 2019, the homeowners of Filing 4 voted in a similar set of revised covenants.

The WELCA board follows procedures in the Covenant Enforcement Policy. To summarize the procedures; when a potential violation is reported (in writing) the infraction is verified by the Board of Directors and the property owner is contacted and asked to correct the infraction. The property owner is given a period of time to make the corrections before a second notice is sent.

For Filings 4 and 9 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 and 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.

Lochwood Entrance Sign Damage

The Lochwood entrance sign at S. Quail St. and W. Jewell Ave. was struck by a vehicle during one of the recent snow storms. The vehicle was traveling Eastbound and tried to turn left onto Quail and slid into the sign. No one was injured and no other vehicles were involved. The driver contacted the WELCA board and we are working with their insurance company on a claim. We hope to install a new sign and improve sight lines at the intersection for safety in the coming months.

2022 Dues

It's that time of year to pay your annual dues of \$30.

See the other side of this newsletter for the dues letter. Please plan on returning your dues check or pay with Venmo to help us achieve our 2022 goals for our neighborhood.

All WELCA residents are encouraged to attend the monthly board meetings. The meeting time is 7 p.m. at Lochwood Christian Fellowship Church located at Florida Ave. & Union Blvd.

Upcoming dates:

Tues. March 1st

Tues. April 5th

Tues. May 3rd