

THE LOCHWOOD NEWS

May 2020

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

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

New Board Began its Work in January 2020

The WELCA Board of Directors began its new year in January 2020. Board meetings have been held in January, February, and March. The April meeting was cancelled due to the Coronavirus Pandemic. Minutes of the meetings already held can be found on the organizational website (see above). Minutes for meetings are published on the WELCA website, but only after they've been approved by the Board; usually at the next Board Meeting. The minutes for the May meeting will be amended/approved at the June meeting and will be posted after that.

The May meeting was held on May 5 using the "ZOOM" conferencing technology. What will happen in June is yet to be decided. The meeting will be held on June 2 but please refer to our website for information about how the meeting will be conducted.

The Board member names, and other contact information are shown at the end of this newsletter. There are currently eleven members on the Board although the By-Laws allow for a total membership of 15.

Community Events

The Corona virus (COVID-19) is making for challenging times for all of us including the Lochwood Community and WELCA Board. Our popular community events will be impacted through being rescheduled, postponed or even cancelled. The WELCA Board has been reading through Jefferson County Guidelines for COVID-19 guidance (Safe-at-Home practices), and has consulted with Altitude Law (HOA legal specialists and participated in Altitude Law webinars about COVID-19). Ultimately it our goal is to proceed in the safest manner possible for our community. Please keep an eye on our website for the most up to date information.

The West Lochwood Civic Association is cancelling the Community Garage Sale event. Our Association has decided not to promote events that encourage people to leave their homes or visit the community for non-essential activities. The Safer-at-Home order still prevents gatherings of more than 10 which is difficult to regulate in a garage sale environment. Also, requiring visitors to wear masks, and social distance (keep six-feet apart), and residents to disinfecting surfaces and/or sale items is nearly impossible to regulate or enforce. WELCA strongly discourages homeowners from participation in any Community Garage Sale in light of the ongoing COVID-19 public health orders.

<https://www.jeffco.us/4047/Safer-at-Home-Order>

The Spring Clean-up, originally scheduled for June 6, is cancelled. The Board felt that it would be risky to hold such an event that calls for people to work closely together would still be too risky. The fall

clean-up is still scheduled for September 19 with the expectation that much of the virus situation will be clarified by then. At this point we don't know what the situation will be and residents are asked to check the website if they intend on participating. As the clean-up date approaches WELCA will publish an update on if the event will be held or not.

The final event of the year will be our Annual Christmas Lighting Contest. Community members will be touring the neighborhoods trying to find the best holiday lighting celebrating the season. Six prizes will be offered; three south of Florida Street and three to the north of Florida Street. There isn't any need to register for this event as all current paid members will be automatically entered into the contest.

Dues are Due

Our annual dues assessment has gone out and members are responding. The membership fees this year are \$30.00 with money collected going to support our community events as well as landscape maintenance and covenant enforcement. If you haven't already done so please take a moment and send in your membership fees to WELCA, at the address shown on this letter's header.

Active Spring Covenants

As we enter our growing season in the spring and summer of 2020 WELCA usually sees more complaints about uncontrolled vegetation growth. These complaints usually focus on uncontrolled weeds in yards and tree and shrub growth that reaches over public rights of way. Both of those things are violation of WELCA covenants and Jefferson County rules. Now is a good time to get ahead of those problems by putting a little effort now in managing your landscaping.

Another area that WELCA hears a lot about is on street parking, especially for trailers and other recreational vehicles. WELCA hears quite a bit from our members about vehicles parked on the street for weeks at a time. WELCA covenants do not address on street parking so we have no authority to control it. However, Jefferson County does regulate extended parking, particularly for recreational vehicles. The rule is that you may only park these kinds of vehicles for a total of 28 days over the course of any year. WELCA has worked with the Jefferson County Sheriff to help minimize this kind of parking.

The WELCA Covenants do address parking trailers, RV's and other utility vehicles on individual properties. They prohibit parking these kinds of vehicles in the driveways and front yards of individual homes. Homeowners are required to park these types of vehicles in back yards behind fences so they are not visible from the street(s).

Changes Coming For WELCA Newsletter

For the last three years the WELCA News has been published and distributed electronically, rather than by hard copy delivered to homes. All one needed to do to receive a copy was to give an e-mail address to WELCA and your newsletter would be sent to you as soon as it was created. The program was met with limited success. Of the 669 residences in WELCA only 305 registered to receive it. Also, some members said they weren't interested in receiving another e-mail; that they were being spammed every day by numerous unwanted documents and they preferred having a hard copy to hold on to. To address those concerns WELCA will try going back to hard copy delivery for the immediate future. We

are talking to a number of printers who offer a service where they will deliver the newsletter by mail for a fixed fee.

**Calendar of WELCA Board Meetings
2020**

All WELCA residents are encouraged to attend the monthly meetings which are held on the first Tuesday 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

June 2	October 6
July 7	November 10
August 4	December 1
September 1	

WELCA BOARD MEMBERS

Earl Wilson, Filing 8, President
303-984-2641

Mike Goddard, Filing 4, Vice President
303.523.9656

Bill Stout, Filing 4, Secretary
303-986-9557

Jim Foster, Filing 7, Treasurer
303-989-3637

Gary Frey, Filing 9, Newsletter
303-986-0106

Amy Skinner, Filing 9, Member
720.428.9476

Bill Volz, Filing 7, Member
303.842.2074

Lance Vogt, Filing 4, Member
303.328.5304

Lucidell Smoczyk, Filing 7
303.988.1546

Dan Demello, Filing 4
303.870.8134

Doug Mangels, Filing 4
720.404.6507

Come to a Board Meeting

As said earlier, the number of people currently willing to serve on the Board is less than the number authorized by the By-Laws. This places an unnecessary burden on those who do volunteer their time to serve the Community.

The WELCA Board is often called upon to make decisions that can affect the value of properties within Lochwood. It's surprising that more people aren't able to participate.

The last page of this newsletter gives you the dates, time, and location of Board meetings. Please consider coming to a Board meeting or two to see what's going on in the Lochwood community and see if it is something you might want to participate in.

2020 Census is Underway

At our February Board meeting we heard from a representative of the US Census. The 10 year count is currently underway and you should have heard from them by now. There are three ways to respond:

- United States mail
- By internet
- Through visitation by a census worker

Additional information is listed on our website

Senior Citizen Resources:

WELCA has a listing of Senior Living, and assisted-living resources that are available to our senior citizens residing in Lakewood and Jefferson County. Please go to our website www.welca-hoa.com for the computer links.