

THE LOCHWOOD NEWS

September 2020

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

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

Upcoming Annual Meeting:

It's hard to imagine that we are not far off from the end of the year 2020 and WELCA holding its' annual meeting. It will be held on Tuesday, November 10, 2020. Holding an annual meeting is a requirement built into the organizational By-Laws. It's an opportunity for members to learn about how the organization works, what its' accomplishments were in the previous year, and the direction the organization is going in the future.

Mark the date and make plans to attend. For all WELCA Board meetings, please check the website www.welca-hoa.com to see if this will be a virtual (ZOOM) meeting due to COVID-19 virus. If it is safe to meet in person, the Annual meeting will be held at the Lochwood Christian Fellowship Church, at Florida and Union. The meeting starts at 7:00 pm.

Need for Board Members:

One of the activities at the annual meeting will be the election for members of the Board of Directors. Our organizational by-laws provide for there being 15 members. Most of this year we've had 11 members. Being a member of the Board is a great way to see how your community organization functions. It also provides you an opportunity to bring ideas to the group on how you'd like to see the WELCA organization better our community.

The amount of "work" you'll be asked to do is pretty minimal. Business is conducted at a once a month Board meeting that usually lasts less than two hours. During the course of the year you may be asked to help interact with an association member over a covenant issue or participate in a community betterment project. That normally takes a few hours. So, all in all you may have to contribute 5 hours in some months. A small price to pay for getting access to how your community works to maintain our property values.

This year several Board members are planning to step down who occupy officer positions. Offices that will be vacant include: president, secretary, and newsletter positions. All of these are critical to the Lochwood community, and the functioning of the WELCA Board. All of the people currently serving in these roles have volunteered on the WELCA Board for many years. WELCA therefore is losing a large piece of institutional knowledge on how and why community decisions were made, and how WELCA has been run. If the Lochwood community believes the role of WELCA Board is important, then we need people from all filings to step up and volunteer now. That way they can see how an office or position functions and get up to speed by the end of the year. If the Lochwood community doesn't step up – then you will see items such as the covenant enforcement, the Newsletter, WELCA website, email, spring and fall clean-up events, and other functions disappear, possibly forever.

Fall Clean-up:

The Fall Clean-up will be held September 19, 2020. WELCA Board members will be present to monitor the loading of the dumpster bins, to check the paid dues list, and to request additional dumpsters from 5280 Waste Management. There will be some modifications to the event that listed below to protect everyone as much as possible. Check the WELCA website (www.welca-hoa.com) and look for the yellow signs that are posted for WELCA events, a few days prior to the event.

COVID Precautions:

1. Wear a mask, and social distance.
2. Do not attend the event if you are sick or feeling ill.
3. All homeowners will be expected to unload their own vehicles.
4. If you are unable to unload your own vehicle – we request another member of your house hold accompany you, and assist you in unloading your vehicle.

There are a few rules that go along with taking advantage of the clean-up service:

1. You must be a member of WELCA and your dues must be current, (you can pay your dues on the day of the clean-up and be eligible)
2. The material you are disposing of must be from your property. No material, other than your personal property can be disposed of.
3. No hazardous, chemical or toxic refuse may be disposed of. (i.e. no paint, paint thinner, motor oil etc.)
4. No electrical equipment may be disposed of.
5. Members may bring as many loads of refuse as they want for the one price.
6. Members are required to unload all their refuse from their vehicles.

Yard Signs in this Electoral Season:

In less than 60 days an election will be held in the United States and Colorado that has the potential to significantly impact all of us. No doubt many of us will be putting out yard signs supporting any number of candidates and issues. How do the covenants handle campaign or elections type signage? Sadly, the covenants have very minimal guidance, permitting only “For Sale”, “For Rent” and “Alarm Company” signs. When Wood Brothers put the original covenants in place it was to discourage homeowners from advertising personal businesses.

Colorado State Law prohibits any HOA or Civic Association from preventing homeowners from displaying election campaign signs intended to influence the outcome of an election, including supporting or opposing the election of a candidate, the recall of a public official, or the passage of a ballot issue. Colorado State Law does allow for the HOA or Civic Association to define how many days before an election and after an election a sign can be posted, as well as the number of signs, and the size of signs. WELCA will be writing a policy for both election/campaign signs, and the display of non-election type signs, and post it to our website. The policy will provide additional guidance, dovetail with the existing covenants concerning signs, and comply with Colorado State Law.

WELCA Covenants and the Restrictions on Fencing:

There are no covenant that prohibit construction of a new fence, or replacing an existing fence, except for the Subdivision Perimeter fences in Filing 8. (See welca-hoa.com - covenants & map section).

WELCA covenants in Filing 8 require that homeowners maintain Subdivision Perimeter fences and not altered unless approved by the Architectural Control Committee. By all practical purposes, the WELCA Board is the Architectural Control Committee.

However, under the Amended, Restated Protective Covenants (Lochwood Filing 4 and 9): The Architectural Control Committee, i.e. the WELCA Board, needs to approve construction of all structures, outbuildings, fences, walls or other improvements. Also, Jefferson County requires a permit for any new fence over 42 inches in height. Any replacement type fence does not require a Jefferson County permit.

CALENDAR OF WELCA HOA Board Meetings – 2020

All WELCA residents are encouraged to attend the monthly HOA 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:

September 1 November 3
October 6 December 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

Lucidele Smoczyk, Filing 7, Member
303.988.1546

Dan Demello Filing 4, Member
303.870.8134

Doug Mangels Filing 4, Member
720.404.6507

