

Why We Need Our Covenants

Lochwood is a Covenant Controlled community and has been since its' inception, around 1972. This is because our developer, Wood Brothers Homes wanted to develop a community that would maintain its' properties in a way that would continue high monetary value and overall pleasant appearance.

As originally designed Lochwood Covenants placed the responsibility for enforcement on individual homeowners but made provisions for a Home Owners Association, which came to known as the West Lochwood Civic Association WELCA-HOA (WELCA). As noted in the WELCA Articles of Incorporation the purpose of the HOA is "to work for 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." The Articles were filed with the Colorado Secretary of State on February 24, 1976.

From the beginning membership in WELCA was granted to all property owners in filings 4,6,7,8, 8A and 9. However, participation in WELCA has always been voluntary. Members (home owners not renters) are not required to pay annual dues (currently set at \$24/year) but nearly 60% choose to do so. By virtue of being a voluntary organization WELCA activities are not governed by the Colorado Common Interest Ownership Act, CCIOA. Rather it is dependent on its' by-laws as authority to enforce its' Covenants. Home owners are also welcome to enforce the Covenants too. The Covenants are mandatory for all WELCA home owners, despite the fact that dues are voluntary.

WELCA is managed by a Board of Directors, consisting of up to 15 individual members, all property owners in the WELCA Community. Members of the Board are elected at WELCA's Annual Meeting, usually held on the first Tuesday of November. Members serve for one year but there isn't any limitation regarding how many terms a member can serve.

In summary WELCA is an organization of members serving members and working toward community betterment.

In recent time some members have questioned the role of WELCA, as well as the need for Covenants. A recent survey of Community members found that support for the Covenants was around 60%. In considering the relevance of our Covenants one needs to look at what our community might look like if they didn't exist. The Covenants follow closely the requirements of Jefferson County's Building Code. There are a few exceptions where the Covenants place a greater regulatory burden on the properties. Usually the areas of concern revolve around the lack of general maintenance of property, poor landscaping practices, and excessive numbers of vehicles parked in front of houses. Remember that our community is more than 40 years old

and the maintenance of property needed grows substantially as homes approach this age. Without Covenants there are only a few ways in which these problems can be resolved.

There are a few common areas within the community that WELCA takes responsibility for maintaining. These include the various signs at the entrances to the community and some landscaping near Jewel Boulevard. Landscape maintenance is continuous that would cease if there weren't covenants and WELCA contracting for maintenance to provide upkeep for these "common areas". This would lead to weed infested areas that would be very unsightly.

WELCA sponsors twice a year neighborhood clean-up days which serve as an opportunity to dispose of large pieces of trash in construction roll-offs. WELCA does this because it has become more difficult for residents to dispose of material because disposal sites are relatively far away and expensive to use for an individual. This community service provides for removal of tons of unsightly trash that would otherwise remain in the community.

Several years ago the City of Lakewood was interested in annexing Lochwood into their boundaries. WELCA represented the Community and defeated the proposal, saving Lochwood residents significant expense, particularly in sales tax outlays. Without Covenants and their WELCA managing organization community members would not have that added protection and representation in intercommunity affairs.

For all the reasons stated above and others, it is clear that Lochwood's Covenants provide an important and necessary service to the community. Without them the community would likely deteriorate with property values being adversely impacted. According to HOA law specialists, the Covenants would remain in effect, even if the WELCA Board were to dissolve.