

THE RAMBLER

Next HOA Meeting

The April HOA Meeting will be:

April 21st, 2009 at 7:00 PM

Dutcher Residence

10689 Union Way

The May HOA Meeting will be:

May 19th, 2009 at 7:00 PM

Boyd Residence

12145 W. 107th Ave.

2009 Annual Dues

Just a friendly reminder! The annual dues for your Home Owners Association are requested at this time. **The annual dues are still only \$35.00** and help to pay for the expenses of the Annual Clean-up for dumpster rental and chipper usage, our semi-annual garage sale advertising, perhaps a summer picnic we will be planning in conjunction with the Neighborhood Watch program, and any other expenses needed to maintain the beautiful community of Walnut Creek. Please "due" your part and send your check to the following address:

Walnut Creek Homeowners' Association

P.O. Box 6174

Broomfield, CO, 80021

Thank You!

Neighborhood Watch

In the next few days, your area representative will be knocking on your door with the latest edition of the Rambler and have the opportunity to introduce themselves to you. They will provide you with a Neighborhood Watch pamphlet, (courtesy of the Jeffco Sheriff Department) and it will contain your area representative's contact information on the back of the pamphlet.

Once the Neighborhood Watch Program is initiated, your area rep will become your designated Captain.

If you observe something, anything, out of the ordinary in your local area, you should:

Dial 911 (If it is an emergency)

Call the Jeffco Sheriff at 303-277-0211, or

Notify your Captain if they are available, or

Call the Neighborhood Watch Coordinator 303-466-3585 and they will report your concern.

Requirements:

1. An 80 percent participation in the coverage area. You decide what area your group will cover. It can be as small as 4-5 houses on a cul-de-sac, or as large as the entire Walnut Creek sub-division. Either way 80% of the residents must agree to participate.

2. One social event per year. The foundation of a Neighborhood Watch is neighbors knowing neighbors. Social events promote interaction with neighbors and promote community spirit.

Benefits:

The main benefits of the program are reduced crime and improved quality of life. To help achieve these goals, active Neighborhood Watch communities receive Neighborhood Watch signs, purchased and installed by Jefferson County, Neighborhood Watch stickers for your home and promotional materials.

What is expected of you? We simply need you to get to know your immediate neighbors and learn what is "normal" in your neighborhood. Watch for suspicious activity, like knowing what cars belong there, and reporting anything out of the ordinary to your Coordinator or the Sheriff's Department. That's it! Just a commitment to be vigilant and report unusual circumstances.

Future HOA Activities

Mark your calendars!

The 2009 Walnut Creek annual clean-up will be May 29-30, 2009

A 28 foot dumpster will be located in the open field on Union Way from approximately noon on Friday until noon on Saturday. As usual, there are certain restrictions of items that can be placed in the dumpster.

Items that are **OK** to place in the dumpster are:

- Outdoor trimmings
- Small branches
- Wood and concrete chunks

Items that are **NOT OK** to place in the dumpster are:

- Batteries
- Computer/Electronics
- Hazardous waste (i.e. Paint and Cleaning solutions)
- Gas
- Ammunition
- Household garbage
- Appliance, Furniture and Bathroom Fixtures etc.
- Car parts

A chipper will also be available on Saturday morning from 10 AM until noon. We will contract services with a company to bring in their chipper and to man it. There will be a designated area for you to place your trimmings near the dumpster after noon on Friday and we ask that you **take the time to neatly arrange the limbs and branches in an orderly fashion and in the same direction. This prevents someone from Walnut Creek from having to take the time and effort to arrange them in an orderly fashion. The neater the pile, the faster the chipper can be operated and the less money your HOA has to pay for the services. Your help would be greatly appreciated.** The chippings will be placed in a pile and will be available FREE of charge for anyone interested in picking them up.

The 2009 Semi-Annual GARAGE SALE will be June 12 - 13, 2009

It will be from 8 AM to 4 PM on both days. Your HOA will be placing ads in the local newspapers and on a couple of web based services to promote the event. The more people we have participating, the better for all concerned. This will be your opportunity to get rid of those unwanted items cluttering your home and garage and make a little money in the process.

New Services

We want to start a couple of new services for our residents in the near future. However to make them work, we do need your cooperation. There will be no cost to our homeowners and you may even have the opportunity to save some money in the process.

Recommend a Service

If you have recently used the service of a company and are pleased with the job, your neighbors could perhaps use the same company for services at their home. Ask the company if they would like to be recommended to your neighbors? If so, have them contact John Boyd at 303-466-3585 and I will help them get set-up on our web site. They may be willing to offer you a referral fee for the recommendation or a discount to your neighbor for using them. Either way, someone can benefit.

Let's Join Forces to Contract Services

We would like to start a monthly service to join a group of neighbors that need services at their homes, so we can contract with one company and have several homeowners receive a group discount. We can join forces for services like tree trimming/removal, roof repairs/replacement, fence repair/installation etc.

Tree Service

The first recommendation is at the request of Jacques Mistrot. He is in need of some tree services and would like to have anyone else interested in the same services contact him at 303-466-1450. Together, you can contact a tree service and arrange a group discount through the vendor.

Other suggestions would be for roofing, lawn services, painting, siding, windows, gutters and whatever else may be needed. Please contact John Boyd at 303-466-3585 to request your needs and I will

plan the schedule and put you will others needing the same service.

Monthly Humor

Actual call center conversations!

Customer: 'I've been calling 700-1000 for two days and can't get through; can you help?'

Operator: 'Where did you get that number, sir?'

Customer: 'It's on the door of the business.'

Operator: 'Sir, those are the hours that the business is open.'

Caller: 'Can you give me the telephone number for Jack?'

Operator: 'I'm sorry, sir, I don't understand who you are talking about.'

Caller: 'On page 1, section 5, of the user guide it clearly states that I need to unplug the fax machine from the AC wall socket and telephone Jack before cleaning. Now, can you give me the number for Jack?'

Operator: 'I think it means the telephone plug on the wall.'

Directory Enquiries

Caller: 'I'd like the number of the Argo Fish Bar, please.'

Operator: 'I'm sorry, there's no listing. Are you sure that the spelling is correct?'

Caller: 'Well, it used to be called the Bargo Fish Bar but the 'B' fell off.'

Tech Support: 'I need you to right-click on the Open Desktop.'

Customer: 'OK.'

Tech Support: 'Did you get a pop-up menu?'

Customer: 'No.'

Tech Support: 'OK. Right-Click again. Do you see a pop-up menu?'

Customer: 'No.'

Tech Support: 'OK, sir. Can you tell me what you have done up until this point?'

Customer: 'Sure. You told me to write 'click' and I wrote 'click'.'