

THE RAMBLER

Next HOA Meeting

The January HOA Meeting will be:

January 19th, 2010 at 7:00 PM

Wayne Carle Middle School

Library (Second Floor)

10200 W. 100th Ave. Westminster

Annual Meeting and Officer Election

All offices are open for election. Also payment of Annual Dues of \$35.00 is due at the meeting.

Your dues help the HOA with the following expenditures and other misc. expenses:

- ★ Goodwill
- ★ New Area directories every 2 years
- ★ Postage and Printing
- ★ HOA Website
- ★ P.O. Box Rental
- ★ Bi-Annual Garage Sale
- ★ National Night Out Plcnic
- ★ Pumpkins at Halloween
- ★ State of Colorado expenditures
- ★ Legal Fees

Officer Duties

As outlined in the Walnut Creek HOA Bylaws, there are four primary officers.

President – the president shall be the chief executive of the Association, charged with duties of supervising all its functions, and is an ex officio member of all the committees. The President sets the agenda, with input from all, can represent the HOA at meetings with the City and County of Broomfield, City of Westminster, and chairs the monthly meetings of the Association.

Vice President – Fills in as needed to chair meetings, represent Association; oversees activities of the area representatives.

Secretary – Records and submits written copies of the minutes of the Association, is custodian of the Association's records.

Treasurer - Collects all membership dues, and has the care and custody of all the funds and property of this Association. Funds and property are only dispersed by order of the executive council or president.

What your HOA accomplished in 2009

As in prior years, much of the work done behind the scenes by the HOA officers and committee members involved working with the City and County of Broomfield, and the City of Westminster. The primary issues on the table:

Blowing Dirt - Many homeowners sustained damage from what

seemed like tons of dirt lifted from surrounding fields that were devoid of vegetation due to drought, overgrazing or prairie dog populations. Charlie McKay, one of the principal owners of the property, was asked to replant the area to minimize the blowing dirt. This required many meetings with homeowners, the City and County of Broomfield, Westminster, and Charlie McKay.

Neighborhood Watch - The HOA area representatives sought input from every homeowner on whether or not we should pursue status as a Neighborhood Watch neighborhood. We met with the Sheriff's Department representatives on several occasions, and completed the requisite basic training. We have established a communications network to enable the community to respond quickly.

Spring Cleanup - This continues to be a favorite activity for Walnut Creek residents. Homeowners and HOA officers collaborated to get a site located, the site mowed, rent the roll-off, hire a tree service for chipping, and finally "man" the site during the collection and chipping process.

Mowing and Firebreaks - HOA members make arrangements with individuals to get the high grass mowed between the McKay properties and the perimeter homeowners' properties. This reduces our fire danger.

Neighborhood Welcome and Goodwill

- The area representatives and the Goodwill committee members take time to know the neighbors, and welcome new people into the community. Copies of the neighborhood directory and by-laws are provided to all newcomers. And sometimes we do need to offer our community condolences with the death of a neighbor. Small gestures can go a long way.

Covenant Enforcement - This one would be good for myth vs. reality. A covenant infraction is almost always reported by a neighbor – about another neighbor – and keeps this a charge neutral situation. In these economic times, the ability to sell one's home is often a matter of providing a subtle difference to a buyer. Our covenants are designed to help preserve the quality of the life in this community and the value of our homes. Our biggest challenges are consistency of application for the covenants – simply because we don't go around looking for the violations. These are often reported to the President, or another officer. In most cases, we'll try to arrive at a workable solution with the homeowner.

Know Your Neighbors - and Their Pets!

by Jan Stevenson

During my 16 years in this neighborhood, I've come to know many different cats and dogs. Well, I see the cats, but I know the dogs. Some dogs are dog park escapees, and if they're friendly dogs,

then we can look at their collars and see who we can call to come get them. Other dogs are older, and like to wander. We've met a few of these.

Truth is, no one wants to have to pay to get their dog back from the animal control facilities. If we know our neighbors animals, then we can alert them to come rescue them if possible – and try to keep them out of harm's way.

We'll be sending out the HOA dues notice with an enclosure of the information we have for you and your family that will be printed in a future electronic (this is on my wish list) issue of the neighborhood directory. If you own a dog or cat, it would be helpful to know who they are. It's much easier to call a neighbor and let them know that Fido has escaped than it is to hope that Fido doesn't get hit by a car or picked up by animal control (\$\$\$). We get a lot of doggy visitors – maybe because we are in direct line with the dog park. We've been able to reconnect all of these because of the tags the dogs have on their collars. **Please update your dog's tag with current cell phone information** - pets are important!.

Stolen Christmas Presents

It has been brought to the attention of the HOA that one of our residents on 106th Place left an envelope with some cash on their trash cans as a Christmas present for their trash man. When the homeowner looked out his window about 15 minutes later, the envelope was gone and the

trash had not been picked up. SO, I guess we have a grinch living in Walnut Creek. If you know who might have taken the envelope, please contact John Boyd at 303-466-3585 and I will try to contact the person. If you happen to be the culprit, please return the money to the generous neighbor, you can do it anonymously if you so desire and they can be sure that their trash man finally receives his gift. Thank You!

The Stud

Two priests died at the same time and met Saint Peter at the Pearly Gates.

St. Peter said, "I'd like to get you guys in now, but our computers are down. You will have to go back to Earth for about a week, but you can't go back as priests. What'll it be?"

The first priest says, "I've always wanted to be an eagle, soaring above the Rocky Mountains."

"So be it," says St. Peter, and off flies the first priest.

The second priest mulls this over for a moment and asks, "Will any of this week count, St. Peter?"

"No I told you the computers are down, so there's no way we can keep track of what you are doing."

"In that case," says the second priest, "I've always wanted to be a stud"

"So be it" says St. Peter, and the second priest disappears.

A week goes by, the computer is fixed, and the Lord tells St. Peter to recall the two priests. "Will you have any trouble locating them?" he asks.

"The first one should be easy," says St.

Peter, "He's somewhere over the Rockies, flying with the eagles. But the second one could prove to be more difficult."

"Why?" asks the Lord.

"He's on a snow tire, somewhere in Wisconsin!"