

THE RAMBLER

HOA Meeting

The May HOA Meeting will be:

May 20, 2008 at 7:00 PM

Lewis Residence

10688 Union Way

One of the main discussion topics this month will be the several developments that have happened regarding the roundabout and the City of Westminster. We would like your participation and comments, so please plan on attending.

Clean-up Dates are set!

The 2008 Walnut Creek annual clean-up will be May 30-31, 2008

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. This year we have contracted services with TREE ROOSTERS 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 kindly do not place them anywhere else. Please help us by taking the time to place all the trimmings facing in the same direction and don't just throw them in a random pile. This makes the chipping process a lot easier and faster. The chippings will be placed in a pile and will be available FREE of charge for anyone interested in picking them up..



New HOA Directories

Our new HOA directories should be printed and showing up on your doorstep in the next few weeks. Please be on the look out for them.

Animal Control Meeting

A Very Special Meeting has been arranged with Jeffco Animal Control Officer James Riddle on **June 3rd** at 6:30 P. M. The meeting will be held at the Stevenson Residence, 12125 W. 107th Ave. Topics of discussion will be loose animals, the Coyote and Raccoon issue, and other urban wildlife concerns. If you have a subject you would like to discuss, call John Boyd at 303-466-3585. He will contact the Officer and make sure it is a part of the forum.

We have had several homeowners express concerns and the Jeffco Sheriff's Department is being kind enough to send an officer to us. Please show your consideration and plan on attending!

The cows are BACK!

Last month I had an article regarding the mowing of the area surrounding Walnut Creek in regards to Charlie McKay's property. The very next day after the April issue was distributed, I received an email from Charlie that he was moving his fence next to our development. The work proceeded shortly thereafter and Charlie received many questions to this regard, so he sent me the following clarification.

I hope that this e-mail will clear the air. The original fence was set back from the Walnut Creek property lines to accommodate the homeowners, not for our benefit, but for their benefit.

As we have discussed, the purpose of the new barbless wire fence is to define the property line.

We have previously agreed to a 100 ft

building and development set back from the Walnut Creek Property line. We intend to honor that agreement. But we need a fence so our contractors do not encroach on to private home owner property. We need a fence so cattle do not leave the property. It would be great if the various home owners could move their personal items off of the property by June 15, 2008. Let us know how we can help them to accomplish this. Any items they wish to leave behind we'll clean up and remove sometime after June 15, 2008.

I hope this helps.

Charles C. McKay
Church Ranch
10050 Wadsworth Blvd.
Westminster, CO 80021
303-469-1873

As you can see, Charlie has been very generous with his time frame to have your items removed from his property. Please do you neighborly thing and remove anything you have placed on Charlie's property. If you need to get onto Charlie's property, call his office at the number above and he will work with you to make it happen.

Garage Sale Update

We have received several inquiries as to the neighborhood garage sale. However, since we have had such limited participation over the past few years, the board had decided to sponsor the garage sale event every other year, and last year was the year.

However, if you are thinking of holding a garage sale this year, you can call me, John Boyd at 303-466-3585, and give me your contact information and preferred sale date. I will put you in contact with others with the same idea, and perhaps you can cooperate with each other.

Round-about News

Several residents from Walnut Creek and Meadow View Estates HOAs met last month with Mr. Mike Normandin from the City of Westminster. We were informed that he would take our suggestions to his colleagues at the city and let us know their thoughts. He did agree that we had several legitimate concerns.

Two of his suggestions at the time of the meeting was to install 25 MPH speed limit signs between Simms St. and our community in addition to No Parking signs on the north side of 107th near the round-about, because of the fire hydrant and the crosswalk, He said that would happen within 3 weeks, but to date none have been located.

Then I received an email that they had decided to place stop signs in both directions on 107th at the round-about. After a couple of emails from myself and the President of Meadow View Estates HOA, he reconsidered his plan until we have the opportunity to present our ideas to the Westminster City Council.

There are 2 council meetings coming up. The first on June 9th and the second on July 28th. The two HOAs are working together to create a presentation expressing our concerns and suggested resolutions at the July 28th meeting. Show your support by attending the City Council Meeting. Remember, there is strength in numbers!

Plan on attending our HOA meeting on May 20th or call Jan Stevenson at 303-438-1711 or John Boyd at 303-466-3585 to make your ideas known.

In the meantime, please be considerate of our new neighbors in Meadow View Estates by watching your speed between our community and Simms St.

Humor of the Month

Two sisters, one blonde and one brunette, inherit the family ranch. Unfortunately, after just a few years, they are in financial trouble. In order to keep the bank from repossessing the ranch, they need to purchase a bull from the stockyard in a farm town so that they can breed their own stock. They only have \$600 left. Upon leaving, the brunette tells her sister, "When I get there, if I decide to buy the bull, I'll contact you to drive out after me and haul it home."

The brunette arrives at the stockyard, inspects the bull, and decides she wants to buy it. The man tells her that he will sell it for \$599. . . no less. After paying him, she drives to the nearest town to send her sister a telegram to tell her the news. She walks into the telegraph office, and says, "I want to send a telegram to my sister telling her that I've bought a bull for our ranch. I need her to hitch the trailer to our pickup truck and drive it here so we can haul it home."

The telegraph operator explains that he'll be glad to help her, then adds, "It's just 99 cents a word."

Well, after paying for the bull, the brunette only has \$1 left. She realizes that she'll only be able to send her sister one word. After a few minutes of thinking, she nods and says, "I want you to send her the word 'comfortable'."

The operator shakes his head and asks, "How is she ever going to know that you want her to hitch the trailer to your pickup truck and drive out here to haul that bull back to your ranch if you send her just the word 'comfortable'?"

The brunette explains, "My sister's a blonde. The word's big. She'll read it very slowly... com-for-da-bull."