

Woodbridge HOA Newsletter #3 **2 March 2009**

Fellow Homeowners,

This is the first newsletter of 2009 ... and the 3rd edition overall.

As in the past, here are a few reminders:

- It appears that there is at least one **bear** that did not receive and or pay attention to the Notice to Hibernate. Last week, there was a small bear up on the roof of **Pat and Dell Hall's** residence (#22). Additionally, board members **Susie Nulty and Bob Jones** came across some bear scat when they were checking on the pond. I also found some behind unit #24. So, (1) be alert to your surroundings and (2) please hold-off on placing your trash out until Wednesday morning. With the omnipresent winter winds, please try to utilize receptacles that have a secure lid.
- A past practice here in Woodbridge has been to leave our outside lights on throughout the night. This serves to assist emergency services personnel in locating destination units, as well as providing an additional layer of security.
- As we approach Spring, rapidly it seems, and the desire to tidy-up our homes may give rise to urges to replace aging windows, or to make modifications to decks, please remember to advance requests to make these and other exterior changes to Mike Clark, our property manager at Courtney & Courtney (mike.clark@courtneyandcourtney.com). By covenant, our Architectural Control Committee must approve changes to the exteriors of our units before work can be initiated. Chaired by **Cliff Benson**, with committee members **John Foss** and **Wayne Smith**, the committee responds rapidly. The form for submitting a request can be found on the **Sam Giamarvo**-developed/maintained website at <http://www.woodbridgetownhomes.com/>

An issue that recently arose involved the weekly local Cheyenne Edition newspapers blowing around. I spoke with representatives of the paper today, explained the problem and asked that they try to do a better job of getting to papers closer to the garage doors. I also asked that they continue to use the plastic sacks to hold the papers, as this would minimize debris. Additionally, the Woodbridge board will examine the cost, and other considerations, to retrofit the four mail box areas for something to hold these papers ... so they might be delivered to a secure area. Exacerbating the problem is that there are several

units where there is no one to pick-up the paper ... so we might help one another by picking-up for someone we know to be absent.

Please go to the above cited Woodbridge website to read the minutes of our meetings ... with yet-to-be-accepted, but edited, versions being made available within a week or two of the meetings.

Co-chaired by **Helene Knapp** and **Jerry Bruning**, the Landscape Committee has lots of neat ideas to maintain and or enhance the appearance of Woodbridge, to include the front wall along units #85 – 99, around the pond, replacing/trimming trees and, generally, adding color where sensible. Early emphasis will be placed on establishing a more colorful entryway so that we might compete more effectively with other HOA's along Broadmoor Valley Road. Stay on the lookout for some Volunteer Days to be announced, with all participants being able to subsequently enjoy a Wine & Cheese Party sponsored by the undersigned.

I look forward to the opportunity to be of service to you. Please share your thoughts with me at Roballeger@gmail.com

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