



Cottonwood West Homeowners Association

Newsletter Fall 2015

cottonwoodwesthoa.org

Looking After Your Dog

We have had many members inquire about letting others know how important it is to deal effectively with your pets. This neighborhood is known for its many dogs, and that is great until their activities spill over into your neighbor's yard or activities.



Please keep your dog on a leash and see to it that your dogs refrain from leaving unsolicited gifts in the yards of others. Barking is also an activity that can greatly annoy your neighbors. Be mindful that the barking often occurs when you are not around but your neighbor is. A mournful howl is pretty much painful to listen to when one is trying to relax or sleep. There are many resources for training that can eliminate this disruptive and annoying behavior.

Children at Play

We are pleased to see so many wonderful young couples with young children moving to the neighborhood. These children are our future and deserve our respect and care. Please watch out for children playing when driving through the neighborhood. There are few things more tragic than the unintended interaction between a child and a 2 ton vehicle. Eyes wide open, speed down low. Lets keep our children safe.



Dumpsters

Everyone seems pleased with our spring and fall dumpster program. We are pleased to note that it does not appear they are being abused and everyone seems to understand what items they are designed for. We will continue and you can count on the week-ends of Memorial Day and Labor Day you will see them available in the neighborhood. You will usually receive an email notice when they arrive!



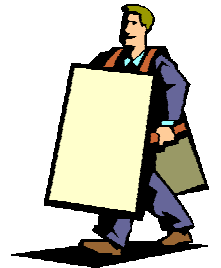
Welcome New Board Member



We are pleased to welcome Linda Phillips to the Cottonwood West HOA Board. Linda will serve as Vice President. She replaces Denise Burrows who served her term and resigned last spring.

Annual Meeting

Please save the date of April 19, 2016 at 7:30 PM for our annual meeting. This meeting is required by our covenants and includes an opportunity to review the HOA's annual budget and meet your board members. We will send an email with details on where to go, but it is usually across the street at St Joan of Arc Catholic Church in one of the social halls. We hope to see you there!



Cottonwood West Sign



As many of you know, the owner of the property at 58th and Xenon that houses our sign has decided to build a duplex there. We always had expected this at some point and that time has come. He has asked us to remove the sign (something we promised we would do when we put it up). The sign will come down sometime in late January. The board has decided to store the sign and we will consider several placement alternatives as time progresses.

ACC Forms

Just a reminder if you are thinking of painting, staining a different color, or doing any exterior work on your home, it is a good idea to submit an ACC form to the Board. Forms can be found at:



www.cottonwoodwesthoa.org/gov1.php

Just print, fill it out, scan and send it as a PDF to board@cottonwoodwesthoa.org or drop it off at 12727 West 57th Drive or with any Board Member.



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Annual Meeting

Be sure to mark your calendar to attend the annual meeting of the Homeowners Association. It will be held this year on Wednesday April 22, 2014



at the St Joan of Arc Orleans Hall, 12735 W 58th Avenue from 7:30 pm and ending by 9:00 pm. Simply come into the doors for the main hall in the west wing of the building and proceed down the hall to the **fleur-de-lis** room on the right. Special thanks to our community neighbor St Joan's for providing this meeting space free of charge. **PLEASE NOTE!** We have an opening on the board of the HOA. If you have an interest, it is important that you come to this meeting.



Block Party

The board has voted we will again host a Cottonwood West Block Party. This will happen Saturday **June 13th** at 5:30 PM. It will likely involve grilled hot dogs, sausages and hamburgers along with beverages, sides and salads. Since there is food to buy we ask you let us know if you are coming by June 7th. Send an email to:

board@cottonwoodwesthoa.org

...and tell us how many in your family will attend. This is an excellent chance to meet your neighbors (always a few new folks are moving in) in a casual atmosphere. More details will follow by email, but if you'd like to attend, let us know and save the date!

Concrete Work

As many of you know several sections of our sidewalk have been replaced by the county. Some people are not happy with the result or damage to their property. While the HOA can do little about this, you can complain directly to the county by calling 303-271-5200.

Dumpsters

The very popular dumpster program is back this year with dates you can plan on. The Spring dumpsters will arrive **May 22**, just before Memorial Day weekend (always a time when many of our members are out cleaning up from winter). Some items are not allowed, especially electronics under a new state law that requires recycling. Details can be found under the "Documents" tab on our website.



2015 Homeowner Dues



As a point of information, your annual dues covers trash pickup, the Block Party, and the spring and fall dumpster program. We still have some homeowners that have not paid their 2015 homeowners dues. If you have not paid this year's annual dues, please send your payment to:

Cottonwood West HOA
PO Box 840
Arvada, CO 80001

Corner Lot

It must be said that the corner lot that houses our Cottonwood West sign is not a jeep trail test track. If people continue to use it as such, we will be forced to place motion cameras on the lot and prosecute the offenders for trespassing. Driving on this lot causes unsightly ruts and mud is tracked through our streets (leaving a trail right to the source). If you see someone doing this please note their license number and let the board know. We will then call in the Sheriff.



Snow

Thanks to everyone for working to keep their sidewalks clear of snow this winter. And to the mystery person with a new snowblower who went above and beyond his own walk, many thanks for being a good neighbor!



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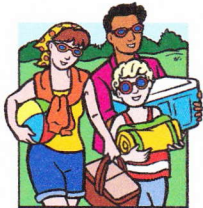
2014 Homeowner Dues



As a point of information, your annual dues covers trash pickup, the Block Party, and the spring and fall dumpster program. We still have some homeowners that have not paid their 2014 homeowners dues. If you have not paid this year's annual dues, please send your payment to:

**Cottonwood West HOA
PO Box 840
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Animals

We have had requests to ask everyone to please pick up after their animals. Some homeowners have had to deal with dog waste in their front yards. Please be fair and considerate of others.



Garage Sale

We try every two years to promote and host a community-wide Garage Sale event, and this is done on even-numbered years. This year we have chosen (based on homeowner requests for an earlier date) May 10 from 7:00 AM to 11:00 AM. This is done in an informal way with each homeowner participating setting up their goods in their own driveway. There will be a sign on 58th Avenue and ads in Craigslist and possibly the Arvada Sentinel.



Landscaping

Our covenants ask that exterior landscaping be kept in a clean and attractive manner, free of dust and weeds. Please take a few moments next time you are in front of your home and see if your front yard reflects this request, and if not what adjustments might be made. Keeping our neighborhood attractive improves all our home values



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Annual HOA Dues Rise Slightly

Your HOA Board met on December 4th to review a 2013 budget and analyze anticipated expenses and revenues. The budget revealed expense increases in trash collection. As trash, both in the weekly collections and our twice-per-year dumpster program, represents the bulk of HOA expenses, the Board felt compelled to raise annual dues to **\$173** per year (5%) to avoid a deficit. This will take effect January 1, 2013 and be reflected in your **annual dues invoice**. Annual dues come due and payable by March 15 each calendar year.



We have not had an increase since 2009. To review all expenses for 2012 and previous years, go to our website at:

www.cottonwoodwesthoa.org

And while we're on that subject...

Dues Collection Policy Changes

The Board also tackled and approved a revision of the annual dues collection policy. The goal of any collection policy is pretty simple: provide a reasonable process that incentivizes members to pay their dues on time and provides compensation for the HOA for any special handling of past due payments.



The old collection policy involved an interest formula that for some members, who found themselves delinquent, was difficult to calculate and thus pay the right amount based on the day the dues are paid.

The new policy is relatively simple. Dues are assessed January 1st and payable annually by March 15th. Dues are delinquent if not received by the Treasurer by April 30th. There will be a late payment fee of \$25 per month for payments received after April 30th.

The paragraph above is a simplification of our new **Collection Policy**, which can be found on the website:

www.cottonwoodwesthoa.org

Welcome New Board Member



Janell Frisk has decided with her current work obligations along with the demands all Mothers face with younger children in school that she would resign in favor of someone with more time.

Denise Burrows has offered that time and has joined the board as Vice President. The Board is grateful to Janell for her service and wishes her the very best.

Advertising

Please note on the reverse of this newsletter the participation of several businesses who would like you to consider them when making choices for goods and services. The money from these ads goes directly into the HOA fund and pays for the printing and mailing of the newsletter. Please give these fine businesses consideration and perhaps mention that you saw them in our newsletter.



Welcome New Neighbors



We are pleased to welcome Shannon Alexander on Youngfield Street and two new families on West 57th Drive. On the South side of the street are Russell and Jennie Gomez and on the North side are Jeff and Raynbo McFarlane. Both families have young children so let's remember to drive slowly and carefully at all times through this terrific neighborhood we have.

Architectural Control Committee (ACC) Forms

Just a reminder if you are thinking of painting, staining a different color, or doing any exterior work on your home, it is a good idea to submit an ACC form to the Board.



www.cottonwoodwesthoa.org

Then fill it out, scan and send it as a PDF to board@cottonwoodwesthoa.org or drop it off at 12727 West 57th Drive or with any Board Member.



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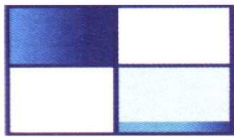
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Annual Meeting

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Dumpsters

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2013 Homeowner Dues



We still have some homeowners that have not paid their 2012 homeowners dues. If you have not paid the \$173.00 annual dues, please send your payment to:

**Cottonwood West HOA
PO Box 840
Arvada, CO 80001**

Jeep Trails Trials

You may have noticed, as we have, that some drivers are choosing to use the vacant lot at the entrance of our area where we have our community sign as a Jeep Trail Proving Ground. The lot is not owned by us and it is unfair and rude for anyone to drive across it in the mud or snow. Doing this is called Vehicular Trespass and creates unsightly ruts. You as homeowners pay through the HOA to mow and maintain the lot to keep our home values up. When the ruts become deep and unsightly, we have to pay to have the lot smoothed and graded. If you see someone doing this, please let us know and provide a plate number or description of the vehicle so we can ask the driver directly for their help in this.



Another Block Party...

As it seemed so many good folks had a wonderful time last year we will again host a Cottonwood West Block Party. This will happen June 15th around dinnertime and we are still working out the finer details. It will likely involve grilled hot dogs, sausages and hamburgers along with beverages, sides and salads. Since there is food to buy we ask you let us know if you are coming by June 8th. Send an email to:

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Animals

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Wine Tasting

As mentioned earlier, **St Joan of Arc Early Learning Center** is hosting a fundraising event for the school April 13 from 6:00 to 10:00 PM in the Orleans Hall. Gourmet Hors D'Ovres, 30 different wines, beer and non-alcoholic beverages will be served. Tickets are \$35 per person and can be purchased by calling 303-422-4949.