



Cottonwood West Homeowners Association

Newsletter
Fall 2023

cottonwoodwesthoa.org



Children at Play

The bus times have changed and several are riding their bikes to school, also we will have a couple new drivers in the neighborhood this year. Just a reminder to look out. 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 or bicycling 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.

Dumpster thoughts

Our semi-annual dumpsters are out right now and tend to fill quickly. We remind everyone that overfilling the dumpsters costs extra and we ask that you break items down and recycle cardboard boxes instead of putting them in the dumpster. These items cannot be placed in dumpsters:



- Appliances (all white goods)
- Buckets with paint, solvents, etc.
- Computer monitors or other computer components
- Drums and containers
- Electrical equipment containing hazardous material
- Friable asbestos
- Hazardous Waste
- Lawnmowers with oil and gas
- Liquid Waste
- Outdoor grills with propane tank
- Paint cans
- Propane tanks (all sizes)
- Spray paint cans or containers
- Tires (whole, cut, or baled)
- TV's, VCR's, stereos or similar electronic waste

Covenant Review

Covenants are important to us all and are the biggest reason our neighborhood looks appealing. We ask that you take some time and review them to see that your home is consistent with the items outlined there. If you do not have a copy of the covenants, you can find them at our website at:

www.cottonwoodwesthoa.org/

...and click on "Documents".

Dumping?

It seems someone is dumping behind 12759 57th Place along the 58th Avenue fence line - large pile of tree limbs and pile of concrete rubble. It makes our beautiful neighborhood look shabby.

The county does not pickup after us; so please keep your eyes open for people illegally dumping along 58th.



If you know the culprit, just ask them to clean up the mess; our neighborhood looks great.

ACC Forms

Just a reminder if you are thinking of painting, staining a different color, or doing any exterior work on your home (**including landscaping**), it is a good idea to submit an ACC form to the Board. Forms can be found at our website, click on the "documents" section.

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

Dogs

It may seem obvious, but please pick up after your dog's indiscretions. No one needs that on their walks or lawn.



And Speaking of Walks



Snow will fly sooner than you think. Remember that our members like to walk, even in winter. This is hard to do if you haven't cleared the sidewalk. A general rule of thumb is to clear within 24 hours of the end of snowfall. If someone slips, you

may find yourself held liable.



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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 **Tuesday June 27, 2023** at St Joan of Arc, 12735 W 58th Avenue at 7:30 pm and ending by 9:00 pm. Our meeting is in the Fleur de Leis Room. Enter the furthest West and South doors at St Joan and it is the last meeting room on the right. Among other things we also wish to discuss whether we should proceed with having our Covenants re-written and updated and the cost to every-one of that.



Email

If your email address changes, please let us know. Send an email to: cottonwoodwest@comcast.net All our communications with the membership are through email.

Please Slow Down!

We are glad to see more children in the neighborhood. Let's take care of them by slowing down as we drive through. As you start your car each time think about the horror an accident of this kind would bring.



Dogs on Leash

Jefferson County does have a leash law that provides for fines. Keep your dog safe and keep pedestrians safe and be sure to keep your dog on a leash.

Lock Your Car and Your Home

We're sure you've heard of the increase in crime in the Metro Area. We are not immune. Vehicles have been stolen; cars ransacked. Just a thought...



Dumpsters

The very popular dumpster program is back this year with dates you can plan on. We hope you enjoyed the May-June dates and look forward to more in October, with actual dates promoted by email.



2024 Homeowner Dues

Because of the ongoing cash flow needs of the HOA, we are asking you to notice the yearly dues will now be due by February 15 of each year. You will receive a notice with amount, etc. by January 15 of each year and we ask that the dues are paid by Feb 15. Thank you for your help with this.



Cottonwood West HOA
PO Box 840
Arvada, CO 80001

Other Covenant Notes

Trailers should not be parked over a few days on the street, long term they need to be parked in the side-yard or backyard behind your fence.

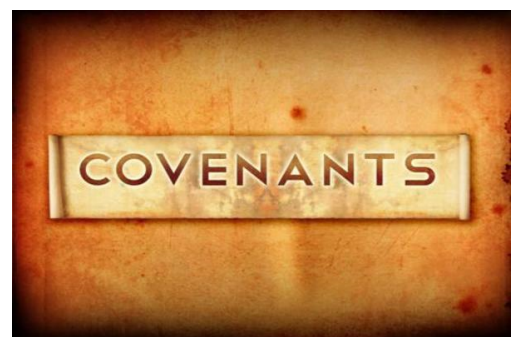
Trash Cans should not be seen from the street unless near pick up day and then put away in a timely manner.

ACC forms (found here) should be submitted for any changes in landscaping or painting of your home (if just repainting the same colors don't bother). These requests are quickly turned around and we won't hold up your plans by delaying our response.

Signs

A reminder that the only signs allowed are real estate to sell your home and political during campaign season. Thank you for your help.

Keeping with the covenants is everyone's way of being a good neighbor and keeping home values up!





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Be sure to mark your calendar attend the annual meeting of the Homeowners Association. It will be held this year on **April 26, 2022** at St Joan of Arc, 12735 W 58th Avenue at 7:30 pm and ending by 9:00 pm. Our meeting is in the Lorraine Room. Enter the furthest West and South doors at St Joan and it is the first meeting room on the right. Some items for discussion include Garage Sale, Ice Cream Social, license plate cameras and hiring snow removal for front sidewalks.



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Dumpsters

The very popular dumpster program is back this year with dates you can plan on. The dumpsters will arrive Mid-May and Early October, with actual dates promoted by email.



2022 Homeowner Dues

We still have some homeowners that have not paid their 2022 homeowner's dues. If you have not paid the \$240.00 annual dues, please send your payment to:



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

Board Shift

We have shifted some duties around and **Matt Williams** is the new HOA Board President. Bernie Murray will move to the position of recording secretary. We wish to welcome Matt and look forward to his leadership. Also, there are several board members who have served a very long time. If you wish to step up, please let us know. Serving on the board is easy, rewarding and takes very little time.

Shovel Front Walks

While many storms melt quickly, some do not and walks on the north side of buildings and shaded often stay icy for weeks. Many residents walk for exercise and have encountered trouble with unshoveled walks. Please clear your front walk within 24 hours of the end of a storm.



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Keeping with the covenants is everyone's way of being a good neighbor!