

# Winding Trail Village Newsletter – May 2004

## Wonderland Creek Management

Wonderland Creek Management is the name of the resident company now managing the Winding Trail Village Homeowners Association.

### Contact WCM:

**Phone:** 720-934-7530

**FAX:** 303-444-7935

**e-mail:** [wtvhoa@yahoo.com](mailto:wtvhoa@yahoo.com)

**Mail:** PO Box 20528,  
Boulder, CO 80308

## Dues

We are seeing some confusion on the amount of the dues. **For 2004 the dues are \$41.50/mo for regular members.** Recreational membership is for nearby homeowners that are not part of WTVHOA and requires a full year commitment and dues of \$46.50/mo. **Dues are due on the first of the month;** for assured credit to your account please use the stickers (sent to you in March) with your account number. If you desire automatic withdrawal from your checking account please request a form. Do not send sub-association checks to this address. For sub-association contract information, please see the WTVHOA website at the URL listed at the top of this page.

## Pool Opening and reminders

The pools are scheduled to open by Friday, May 28. Water will be circulating and treated the previous week so if the weather warms up enough, the North Pool's solar heating may have it ready sooner.

Please remember that **for safety reasons no glass containers are allowed and the pool gates must be kept latched.** For sanitary reasons, no pets are allowed in the enclosed pool area. When the pool is crowded, do not play throwing games or use large flotation objects. In consideration of nearby neighbors

please keep the noise down and observe the operating hours.

Groups, that may include non-member guests, may use the pools with permission (contact WCM) but remember group usage is not exclusive, any HOA member may share the pool with a group.

## Playground

The area has been cleaned and the equipment inspected for safety. Children who use it and their parents are the best inspectors. If there are any problems please contact management immediately.

## Tennis Courts

Enjoy the tennis courts if you have tennis shoes on and a racquet in your hand. Nothing on wheels is allowed in order to keep our guarantee for the surface. This means no skateboards, rollerblades, scooters, bikes, etc.

## Parking

A reminder that the 48-hour parking limits in HOA lots means just that; a vehicle must be moved after 48 hrs. It risks being towed at the owner's expense after that time period. Street parking is limited by city ordinance to 72 hours. If you have an inactive vehicle, please park it on your private/assigned parking and park your active vehicle on public or HOA parking. That will minimize the safety hazard parked cars represent for pedestrians and improve the appearance of the neighborhood.

You may inform WCM of any violations that you would like addressed.

## Help To Keep Our Neighborhood Neat And Clean.

Please mow your lawns, weed your flowerbeds, pick up after your dog and do not leave trashy looking stuff out. Our **covenants require that all trash bins be hidden** from the street and your neighbor. With three containers, that is a challenge that most are meeting.

## Dogs

City law requires that all dogs be on a leash and that their "guardians" pick up after their dog. Please deposit your full bags in proper receptacles, not under trees and bushes of neighbors or homeowner association property. Please report violations to WCM.

## Outlots

Outlots are owned by everyone in Winding Trail Village HOA. Usage is for all residents. Please make sure that if your property backs up to one of these outlots that you do not put your trash on it, build on it, leave private property on it, or claim it as your own. If you want to plant something on an outlot, you **MUST** get approval and state a commitment to maintain the planting.

## Architectural Changes

Changes need to be approved by the association architectural control committee. This includes landscaping and exterior painting. Also note that evaporative coolers and air conditioners are to be in an enclosure blending with your home. Not having approval or not following the approved plan risks having to change it. Submit your plans by contacting WCM, preferably by e-mail.

### **West Nile Virus**

We have been in communication with Alice Guthrie of the City since early April to assure that the neighborhood is monitored for mosquitoes that could infect us with West Nile Virus. The City has evaluated the Wonderland Creek drainage for habitat and will be monitoring those areas that are habitat for the disease vectors, and if the vector larvae are found, will treat those areas of standing water.

The city also asked that we **inspect around our dwellings for stagnant water (in bird baths, toys, dishes, etc.)** as those are more apt to breed mosquitoes than Wonderland Creek.

### **Volleyball**

The net is up and soon the invasive grass and weeds will be removed. Enjoy!

### **Motorized Vehicles**

The only kind of motorized vehicles you should encounter on our multiuse paths are motorized wheelchairs, maintenance trucks or snowplows. Please call the police or WCM if you observe violations.

### **Conservation of Water**

Water is a major expense. The board and management are trying to conserve by:

1. Participating in a city water audit
2. Purchase and installation of a weather master receiver that tells what the forecasted evapotranspiration (ET) is for the day
3. Purchase of another clock controller to help regulate a water and soak system method of use. (In certain areas the sprinklers will come on for a short period, be off to allow the water to soak in and then come on again).
4. Fixing irrigation leaks

### **Lawn weeds**

The Board has decided to use organic fertilizer and the least toxic weed control in the interest of our health. Many of you have noticed dandelions on the common areas. Please be aware that the City parks also have a similar weed population. We do intend to spot spray for weeds in the next week or two when we have consistent hot dry weather, as weed spraying is much more effective under those conditions.

### **Sunrise Block Party**

Sunrise Assisted Living, our neighbor to the North, has been open for a year. They are having an anniversary party on Thursday, May 20 from 4:30 to 8:30 p.m. They suggest you adorn yourself and your well-behaved leased dog (who can dress up too, as prizes will be given out). There will be a gourmet Bar-B-Q, music, dancing, fun for kids, door prizes, a canine parade and more. Charge is \$3 a person. RSVP 720-406-1000

### **Neighborhood Nuisances**

Report them when they bother you to the non-emergency telephone number, 303-441-3333 of the Boulder Police Department. Be aware that we have had a few incidences this year: fireworks, egg throwing at a home, derogatory verbal language and two recent car break-ins. Perhaps you would like to help form a Neighborhood Watch program or at least adopt some neighborhood watch techniques. For more information on the Neighborhood Watch program, contact Sue Barcklow of the police department 303-441-3460.

### **Boulder City Improvement Association - Re-Established!**

One hundred one years ago, a small group of civic-minded citizens came together to form the Boulder City Improvement Association. This volunteer group engaged dozens of people in beautifying our town and funding projects that were beyond what could be done by the local government of the time. The difference the association made inspires us today, when we find ourselves in similar circumstances.

Because we believe in volunteerism, in the need during a time of shrinking budgets to find a way to care for our public spaces, and in the importance of beauty in the day-to-day life of our town, a revival of this organization was formed in 2003. It is the mission of the Boulder City Improvement Association II to help maintain, improve and beautify Boulder's public lands through directed volunteer efforts, and to provide a convenient outlet for Boulder citizens to participate in the physical betterment of their town.

YOU can become a member of this group for \$1.00/year (same as 1903!) which will place you on the BCIA2 email list and you can receive notification of upcoming community wide projects. If you participate in a project you will also receive a BCIA 2 T-shirt! To find out more and to register on line, please visit our website at [www.bcia2.org](http://www.bcia2.org).

Nancy Blackwood, Dan Corson,  
Susan Osborne, and John Tayer  
BCIA 2 Founders