

# WESTBROOK VILLAGE COMMUNITY ASSOCIATION, INC.

916 South Main St. #206

Longmont, Co. 80501

July 31, 2025

Dear Westbrook Village Members:

Over the past few years, a number of new homeowners have become part of the Westbrook Village community. This is an ideal moment to revisit and familiarize everyone with the Association's covenants, rules, policies, and procedures and to inform you of an upcoming Board of Directors meeting.

## Living in a Covenant-Controlled Community

Residing in a covenant-controlled community is both a privilege and a responsibility. All homeowners are expected to adhere to the guidelines outlined in the Declaration of Covenants and the other governing documents of the Association available on the website:

[www.wbvco.com](http://www.wbvco.com)

## Association Maintenance Areas (AMA)

Homeowners in Blocks 1 and 2, which make up the Association Maintenance Area (AMA), are subject to additional restrictions compared to those in Block 3. On our website, under the tab: Governance Rules, you can find a map identifying these areas.

## Exterior Modifications and Approvals

Any changes to the exterior of a home such as painting, roof replacement, structural modifications, and/or landscaping, including the irrigation drip system, require prior approval of the Board of Directors. Over the years, homeowners adding to the irrigation drip system have led to decreased water pressure and in some cases, caused the system to fail completely.

Homeowners in Blocks 1 or 2 must seek Board approval before modifying the drip system.

When you wish to make changes to the exterior of your property you may use a form on the website called "Design Review Request" to request such changes. This form should be submitted to the Architectural Control committee, currently the Board of Directors, for approval.

## Landscape Maintenance and Decisions

The Board may periodically determine that certain landscape items in Blocks 1 and 2 need to be trimmed, replaced, or removed. In these instances, the Board will notify affected homeowner(s) in advance. If a homeowner objects, they should contact a Board member immediately to discuss. The final decision to trim, remove, or replace is at the Board's sole discretion. Typically, a similar plant may replace a removed tree or shrub, though this is not guaranteed. In Block 3, landscape maintenance is the homeowner's responsibility, though the HOA may request certain items be trimmed or removed.

### Snow and Landscaping Services

All homes in Westbrook Village receive Snow Removal Services. Generally, these services are initiated when the snow-fall reaches approximately 2" in depth. To prevent excess expense, the Association attempts to evaluate the likelihood of continued snow accumulation during the day or evening, which means snow removal may not commence until later in that day or the day following.

### HOA Board of Directors Meeting

Since the summer of last year, the Board of Directors has been working to bring our governing documents, including the Covenants, Bylaws, Policies and Procedures to be into complete compliance with the revised Colorado Common Interest Ownership Act (CCIOA).

The Board will be holding a Directors Meeting on August 9<sup>th</sup>, in the Conference Room of the Longmont Public Library 409 4<sup>th</sup> Ave., from 12:30 to 3:30 PM, for the purpose of discussion and to inform the Members of proposed changes to our governing documents. The Board would like to invite all Members of the Association to attend this meeting to provide input.

Copies of the current Covenants (CC&R's), Bylaws, and Policies and Procedures are all available on the website, [www.wbvco.com](http://www.wbvco.com). The Association's attorney, Mr. Peter Dauster, has provided the Board with the proposed amended and restated Bylaws and Responsible Governance Policies that meet the requirements of numerous added (over the last four years) Colorado statutes. The Board recommends their approval. A copy of the revised Bylaws was emailed to each member on July 6, 2025, and a copy of the Responsible Governance Policies was emailed on July 31. At this time, the Board is not prepared to discussed possible changes to the Covenants (CC&R's) as proposed by our Attorney. Therefore, the Board is not prepared to discuss any changes to them at this meeting. You will be invited to another board meeting in the fall to discuss CC&R changes.

We hope you find this information helpful. Please contact any of the directors for more information or to answer your questions.

Sincerely,

Westbrook Village Community Association Inc.,

John Marlin, president of the Board of Directors

Board of Directors

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