

Westbrook Village Community Association, Inc
P.O. Box 573
Niwot, CO 80540

March 2021

Dear Westbrook Village Residents,

As members of the new HOA Board, elected at our annual meeting, January 25, 2021, we would like to introduce ourselves:

Deb Lyford, President/ Director 402-499-9055; debralyford@gmail.com
Sue Harmon, Vice President/ Director 720-879-1165; susan.sujoh@gmail.com
Ray Hlavacek, Director 303-776-7939; rsh51466@gmail.com
Lana Lathrop, Director 720-684-6150; richandlana@comcast.net
Brian Harpole, Director 303-772-9026; bkharp@comcast.net

We have met informally with Linda Fetterman to orient ourselves to the duties and responsibilities of the Board and to choose officers. Linda has agreed to continue in her role as accountant for the association for this year. We also met to consider the division of responsibilities and how to communicate with homeowners.

We want to conduct the business of the association in an open and congenial manner. Under 2020 state legislation: "The association shall provide or cause to be provided, education to owners at no cost on at least an annual basis as to the general operations of the association and the rights and responsibilities of the owners, the association, and its executive board under Colorado law." (38-33.3-209.7) So once again we are providing information about the rules and regulations.

The Westbrook Village Homeowners Association declaration of Covenants, Conditions and Restrictions were first established in accordance with state law when the area was developed in 1998 and before any home was purchased. Over time, our HOA CC&Rs have been updated with clarifications made to the documents. Every homeowner may not have current documents, but please remember that they are always posted on the Westbrook Village HOA website. Minutes of annual HOA meetings, homeowner Design Review Request forms to gain approval for modifications to outside landscaping, architectural improvements and paint colors are also found there.

To access the website, go to: wbvco.com Click on the bars in the upper left page corner to navigate to page listing tabs on Association matters.

Lawn maintenance, water for irrigation and snow removal are the largest expenses for the association.

Please let Ray or Brian know if you observe a broken sprinkler head, leaking or dry spots. They will be communicating with Javier, our landscape foreman, to deal with problems. Please do not contact Javier or his crew on your own. This only leads to confusion as to work done/or not done and possible billing issues.

It is not often possible to determine when the snow removal crew will arrive to shovel snow. That is dependent on the amount of snow and time the snow stops falling. Often Javier's crew starts to work in the dark to get the job done. Ray will communicate when the snowfall is not enough to merit paying for the shoveling.

Please fill out and submit plans to modify outside landscaping. Maintenance of slopes for drainage and selection of suitable plants and trees are important to avoid future problems. No tapping into our aging irrigation system is allowed because that may cause water pressure issues.

The planting of annual flowers in existing flower beds does not require approval. All refuse from the growing season must be removed by November 1st. The landscape crew will not be cleaning up such flower beds.

Dead landscaping must be removed.

Any modifications to the exterior design, paint colors, roof shingles, garage doors, windows and doors on all homes shall be subject to the review of the Board of Directors, acting as the Architectural Control Committee. Forms to request review of modifications are found in the Association website. Forms to request changes may be hand delivered to directors, or should be mailed to:

Westbrook Village Community Association, Inc.
P.O. Box 573
Niwot, CO 80540-0573

The following rules and restrictions, and others, are found in Westbrook Village Association's Covenants, Conditions and Restrictions, and Exhibits.

Only two garage sales per year, lasting no more than three consecutive days each are allowed.

Displays of ornamental items on front porches, front and side yards are limited to ten items. These may include sculptures of small animals, birds, pots, planters, hanging baskets, small fountains, bench, café-sized table with up to two chairs, provided such items are made of clay, concrete, ceramic, metal, or wood. Plastic flowerpots are permitted. Plastic or paper flowers are not. Broken, unstable or toy items are not suitable for decorative purposes. No object should be placed closer than three feet from a sidewalk or placed where it could impede lawn maintenance.

Low voltage or solar landscape/pathway lighting are allowed and are not counted items.

Homes located in Blocks 1 And 2 may have a reasonable number of additional items placed on the rear patio/deck areas or within the landscape border around the home. Any item should not impede yard maintenance. Permitted items shall include lawn furniture, grills, bird feeders, plants racks and/or planted pots, tables, and fountains. Non-permitted items are auto parts, tires rims, fenders, batteries, trailers, hitch items, running gears, yard tools, yard carts and yard supplies.

All garbage, compost and recycling bins must be removed from the street the same day as pickup. The City of Longmont provides a service to email residents reminders about the pickup schedule. Sign-up can be found on the city website.

Only Flags of the United States of America and the State of Colorado may be displayed in front of a home on an ongoing basis. Such flags must be installed on a suitable flagpole or wall mounted flag bracket. The display of other flags, i.e., sports, team, college events are permitted on the day of the event.

For Holidays such as Christmas, Hanukkah, Easter, Memorial Day, 4th of July, Thanksgiving, etc., residents may display decorative items in the front yard appropriate to the holiday

celebration and which shall not interfere with lawn maintenance or snow removal. These items shall be removed within 3-4 weeks from the holiday celebration.

Political signs, defined as signs carrying a message intended to influence the outcome of an election, may be no larger than 30 inches wide and 24 inches high, are allowable in yards for 30 days prior to an election and must be removed 2 days after the election. Such signs should be placed in areas so that they do not interfere with yard maintenance.

Other signs, such as those celebrating/promoting an event, sports, or team, are allowable for the day of the event only.

The above are the “rules of the road” for our community. If you have questions or concerns, please contact a Board member.

The Board of Directors has a legal and fiduciary duty to follow and enforce the Association’s CC&R’s. Just as there are consequences for ignoring traffic rules, homeowners may receive warnings, fines or ultimately liens on a home for noncompliance. If conflicts cannot be resolved, remedies may be addressed through mediation (available through the City of Longmont), arbitration or court proceedings.

Notice of Board meetings and annual meetings will be given in advance. Persons wishing to speak at a meeting should contact Board members ahead of the meeting.

All your neighbors appreciate your cooperation as it results in a beautiful and congenial community.

Sincerely,

Westbrook Village Homeowners Association Board of Directors.