

# Woodbridge Station HOA Newsletter

## January 2022



### HOA Contact Info

HOA Website: <https://WoodbridgeStationHOA.com>  
General Email to Board: [Support@WoodbridgeStationHOA.com](mailto:Support@WoodbridgeStationHOA.com)  
Facebook: Woodbridge Station HOA

HOA Management: Service Plus Management  
Phone: 720-571-1440  
Website: <https://servicepluscm.com>

### 2021 HOA Board Members

President	Barry	<a href="mailto:President@WoodbridgeStationHOA.com">President@WoodbridgeStationHOA.com</a>
Vice President	Devin	<a href="mailto:VicePresident2@WoodbridgeStationHOA.com">VicePresident2@WoodbridgeStationHOA.com</a>
Dir. Of Architecture	Dena	<a href="mailto:VicePresident@WoodBridgeStationHOA.com">VicePresident@WoodBridgeStationHOA.com</a>
Dir of Community Communications	Brandiy	<a href="mailto:Secretary@WoodbridgeStationHOA.com">Secretary@WoodbridgeStationHOA.com</a>
Dir of Community Vendors	Mike	<a href="mailto:Treasurer@WoodbridgeStationHOA.com">Treasurer@WoodbridgeStationHOA.com</a>

### Upcoming Board Meetings

**Please contact Service Plus for location of meeting.** March 10<sup>th</sup>, May 12<sup>th</sup>, July 14<sup>th</sup>, September 8<sup>th</sup>, Annual Meeting November 17<sup>th</sup>.

## **Design Review Committee is Recruiting Members**

The Design Review Committee (DRC) reviews applications by homeowners to make improvements and/or changes to their properties. DRC members make decisions based on WBS Residential Improvement Design Standards.

If you would like to serve on the DRC, send an email to:

**Support@WoodbridgeStationHOA.com**

## **\$190 Annual Assessment Fees Were Due by January 31, 2022**

Some homeowners still have not paid their annual HOA dues nor asked for a payment plan. If you have not received your bill, account number or need payment arrangement please contact Service Plus immediately.

**If you have not made your payment or made a payment plan by January 31<sup>st</sup>, you will be accumulating late fees of \$25 per month and an administrative fee of \$10 for each month you are non-compliant.** If you call Service Plus to make a payment plan, and adhere to the arrangements you make, you can avoid accruing additional fees. Once your assessment reaches \$300, your account will be sent to the HOA's attorney for collection. Once at the attorney's office, you will be charged for all monthly fees including attorney fees, late fees, admin fees, etc. For example: a lien costs \$150 or more, and monthly attorney collection fees range from \$75 and up (can be several hundred per month).

## **Getting ready for the next season**

This is the perfect time of the year to start thinking about:

**Trimming** and/or replacing trees or bushes. Most trees benefit from pruning in **mid to late winter**. It's ideal to Prune tree when they are dormant. Pruning in this stage encourages new growth as soon as the weather begins to warm. Note that some trees will bleed sap when pruned during late winter.

**Paint** colors for repainting your house. DRC form required.

**Fence** replacement. Please remember DRC form and City of Thornton permit is required.

## **Top Compliance Issues**

**Trash and Debris:** Trash and any accumulation of garbage, trash, paint cans, pallets, appliances, old furniture, or scrap material must be stored in areas away from the front yard, and not visible from the street. Place items inside a garage or shed, behind a fence or behind the house.

**Trash containers:** Must be stored in areas away from the front yard, side of your house or driveway. Place trash containers inside a garage or shed, behind a fence or behind the house.

*Note: Issues with City of Thornton trash containers are addressed by the City's Environmental Services staff.*

**Yard appearance:** Yards should be properly maintained, kept free of weeds and invasive grasses, and mowed, trimmed, and manicured in an attractive and healthy condition. Owners are responsible for regular weeding, pruning and maintenance of all plantings, including trees.

*NOTE: Please contain your plants inside your property line. If tree branches, bushes, vines and other plants hang low over fences and encroach on your neighbor, a sidewalk, or trail, then your neighbor, the HOA, or the City of Thornton may prune them back to your property line without notice. It could be charged to you. It's the law.*

**How to Get a DRC Form and the  
Residential Improvement Design Standards  
<https://woodbridgestationhoa.com/design-review>**

**It is the responsibility of the Homeowner to supply all HOA communications, forms and rules to any tenant.**

**What is Service Plus and the City of Thornton looking for during this time of year?**

**Driveway:** Your driveway should be free of stains, debris, trailers, and inoperable vehicles.

**Trash and Debris:** Trash and any accumulation of garbage, trash, paint cans, pallets, appliances, old furniture, or scrap material must be stored in areas away from the front yard, and not visible from the street. Place items inside a garage or shed, behind a fence or behind the house.

**Mailbox:** Must in good repair. Not hanging over sidewalk. **DRC FORM NEEDED.**

**Fences:** Fences along City streets must be maintained so that they do not lean or have more than one missing picket. Most back and side yard fences may not be more than six feet tall. A fence exceeding 30 inches requires a permit. **DRC FORM NEEDED.** City permit may be required.

**RVs, Trailers and Motor Homes:** RVs, trailers and motor homes may only be **parked on the street when actively loading or unloading the vehicle.** However, four 3-day permits are available per calendar year at no charge. Permits are available at the Building Inspection Counter located in the City Development Building, 9500 Civic Center Drive (facing Sam's Club). A copy of the registration for the recreational vehicle, motor home or trailer is required at the time of application.

**2.055 MOTOR HOME VEHICLES** - Not permitted to be located or parked permanently on the Properties or on streets within Woodbridge Station Subdivision. The Declaration provides that no trailer, motor home, camper, including vehicle-mounted camper, whether chassis or slide in, or pick-up coach, vehicle-mounted tent, boat, semi tractor-trailer, ... shall be parked or stored in, on, or about any Unit or street, except within an attached and enclosed garage or behind a privacy fence provided the vehicle cannot be seen from any

public street, right-of-way, or open space tract and/or park. These vehicles must be moved from the general area within 72 hours. Such vehicles may be kept only within garages. The Association does not permit enclosed structures other than garages for this type of storage. ...City of Thornton ordinances may also restrict the parking of vehicles described above on any public streets.

**Signs:** The City of Thornton Sign Code and Article 3, Section 3.21, of the Declaration control signs. No sign of any kind shall be displayed to the public view on any part of the Properties, except one professional sign per dwelling advertising a dwelling for sale or rent. Non-advertising security system signs will be allowed. Construction marketing signs are permitted during construction. Garage sale signs shall be removed at the end of the last sale day. Exceptions can be made by approval of the board.

**Spring is approaching. Here are some items you may need to prepare for:**

**Painting your house:** If your paint is chipping, fading, or thinning please remember you will need to paint your house. You must paint samples of all colors you plan to use on your house and send in a DRC form for approval **BEFORE** you paint. Your colors cannot be the same as your immediate neighbors or the house across the street.

**Fence:** If repair or staining is needed you must send in a DRC form for approval **BEFORE** you repair/stain.

**Driveway:** The driveway surface will be properly maintained and free from stains.

**Home Improvement:** Many projects will require a DRC form **BEFORE** you start them. Here is a small sample: front yard landscaping, expanding driveway, putting in a porch/new deck, replacing your fence, repainting your house (even if same color), dumpster in your driveway, mailbox, shed, roof, siding, etc.

**WBS Community Calendar**

<b>January 1<sup>st</sup></b>	<b>\$190 Annual dues are to be paid</b> Late fees begin February 1 <sup>st</sup> .
<b>March 10th</b>	<b>Board Meeting</b> <ul style="list-style-type: none"><li>• Contact Service Plus for meeting information</li></ul>

**City of Thornton News**

**Parking in Bicycle Lanes is Illegal**

City ordinance prohibits parking in/on, or otherwise obstructing, a bicycle lane. Bicycle lanes are considered “moving” lanes just like vehicle traffic lanes. Vehicles parked in a bicycle lane may be ticketed. This applies to the bicycle lanes along Summit Grove Parkway. Violations should be reported to the police.

### **Commercial Vehicle Parking in Residential Neighborhoods**

A city ordinance prohibits the parking of non-passenger, commercial vehicles that weigh over 8,000 lbs. on residential streets. This would include tow trucks, semi-cabs, semi-trailers, construction equipment, and very large, box trucks. These vehicles can park on residential streets if they get a temporary permit from the City of Thornton.

Commercial vehicles under 8,000 lbs. legally can park on residential streets. They may not block driveways, bike lanes, or impede traffic in any way. There are several residents in Woodbridge Station who drive light-weight commercial trucks and vans to get to and from work each day. They park those vehicles in their driveways or on the street at night and on weekends which is allowed by the City.

### **Click & Haul - Bulky or Large Item Collection**

Thornton residents can use this service to get rid of clutter in the garage or basement, plan a do-it-yourself room remodel, clean up the yard or storage shed, get rid of recently replaced furniture or appliances, or for a rental property cleanup! Fees start at \$65. This service is available by appointment only.

<https://www.thorntonco.gov/government/infrastructure/trash-recycling/Pages/click-haul.aspx>

### **Animals Running at Large**

Your domestic animal (**CATS, DOGS**, etc.) must be confined to your property and not be allowed to wander off. When off your property, animals must be on a leash where you have effective and immediate control over them. Common areas are not considered owner's premises, and animals must be under control in common areas. Animal Control: Phone: 720-977-5250 Email: [animalcontrol@cityofthornton.net](mailto:animalcontrol@cityofthornton.net)

### **Reporting Issues to the City of Thornton**

The *My Thornton App* allows residents to report new issues using their smartphone's GPS and camera capabilities, review existing requests, send updates, and receive phone and email notifications of status changes on their issues.



**My Thornton App** is your mobile connection to the City of Thornton's services and allows you to:

- Review Thornton news and information
- View local points of interest including restaurants and shopping
- Pinpoint the location of an issue using GPS and select to receive automatic status updates
- Report a concern such as a pothole, graffiti, or streetlight outage with a simple click of a button and include a photo.

### **Using Twitter**

The City of Thornton also has a **My Thornton Twitter** account, where residents can tweet issues to **@MyThorntonApp** for response by city employees. When sending a tweet, residents should include the exact location of the problem and a photo if possible. The My Thornton Twitter account will be monitored Monday through Friday from 8 a.m. to 5 p.m.

### **Other Ways to Report Issues**

Residents can also report problems by **Texting: 720-410-6178** or through the **My Thornton Website** and can choose to be notified by phone or e-mail each time an action is taken, or just when a service request has been addressed and is closed. City employees will provide updates to keep residents informed as the work is being completed.

## [Trash and Recycling Calendar](#)

### **Important City Phone Numbers**

Animal Control	720-977-5250	<u><a href="mailto:animalcontrol@cityofthornton.net">animalcontrol@cityofthornton.net</a></u>
Building Inspections	303-358-7250	<u><a href="mailto:buildings@cityofthornton.net">buildings@cityofthornton.net</a></u>
Code Compliance	303-538-7517	<u><a href="mailto:code@cityofthornton.net">code@cityofthornton.net</a></u>
Police- Patrol Non-ER	720-977-5330	<u><a href="mailto:policedept@cityofthornton.net">policedept@cityofthornton.net</a></u>

Trash & Recycle  
Water Resources

720-977-6200  
720-977-6600

[environmentalsvcs@cityofthornton.net](mailto:environmentalsvcs@cityofthornton.net)  
[water@thorntonwater.com](mailto:water@thorntonwater.com)