



WESTRIDGE NEWS & VIEWS

A Monthly Publication of the Westridge Homeowners Association

(a non-profit homeowners association)

PO Box 621172, Littleton, CO 80162-1172

<http://www.neighborhoodlink.com/Westridge/home>

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Our Children Are Back in School

The school year has begun at Westridge Elementary School and our children are now crossing our streets on their way to and from school at about the same time many of us are on the streets in our cars. Please remember that our speed limit is 25 mph and to watch for the children as you make your way.

Don't Forget to Vote!

August/September New Members

Won't you join us?

Carrasco, Alma

Walker, Christina Y.

Wood, Richard D. & Pamela H.

Blood Drive: December 6, 2010

The Bonfils Blood Center, assisted by the Kiwanis Club of Columbine, will be conducting their next community blood drive on Monday, December 6, 2010 from 1:00 to 6:30 p.m. at Columbine United Church, located at 6375 South Platte Canyon Road. Childcare will be provided for the children of donors between 1:00 and 4:30 p.m.

It is appreciated for donors to schedule an appointment in advance of this drive. Appointments may be scheduled by contacting **Dave Grobe** either by email or phone (dngrobe@msn.com or 303-973-5279).

— **Dave Grobe: Blood Drive Chairman
for the Columbine Kiwanis Club**
Email: dngrobe@msn.com
Phone: 303-973-5279

Covenant Violations

	HOA notices	Attorney notices	Court Filings
Five years	524	72	17
Year to date	138	29	17
Sept. 2010	19	2	0

September Violations by Type:

Trailers on driveway/side yard (11)
Camper in driveway/side yard (2)
Inoperative vehicles in driveway (2)
Trash/junk in driveway/side yard (4)
Large truck in driveway/side yard (1)
Woodpile in driveway/side yard (1)



Subject: Edited October COHOPE Minutes

SPECIAL REPORTS

Gordon Neuenfeldt, Jeffco Sheriff, presented the crime statistics. September had copper thefts, a bicycle theft, a swamp cooler theft, open garage door trespass, and vehicle trespass events. There were 2 bank robberies with good photos. The suspect was turned in.

October is Crime Prevention month. There was a handout, Home Security Checklist.

How long can vehicles be parked on the street without moving? It depends. If it is a car or truck that is licensed, a long time. RVs and commercial vehicles have much shorter allowances.

PRESENTATION

Justin Everett, COHOPE President gave a brief, unbiased overview of Amendment P, Amendment Q, Amendment R, Amendment 60, Amendment 61, Amendment 52, Amendment 63, Proposition 101, and Proposition 102. Each item had the actual text, a Translation, the Argument For, the Argument Against, and the Estimate of Fiscal Impact. There was an 8-page handout. A copy is on our website, www.cohopejeffco.com. Other resources are www.colorado.gov/cs/Satellite/CGA-LegislativeCouncil/CLC/1200536 and www.9news.com/news/article.aspx?storyid=3D153940.

OLD BUSINESS

- Littleton has not yet voted Water and Sewer rates. They raised their rates last Oct. 2009. The tentative date for discussion is Nov. 16.
- Someone asked Justin why we did not take a stand on HB 1278. A motion to table the discussion until Nov. passed. Come to the Nov. meeting prepared to debate whether we should take a stand on HB 1278.
- Foothills Parks and Recreation District updated their plan on prairie dogs. They also discussed their options with an expert.
- Fun City's liquor license was approved.
- The Medical Marijuana business is still closed.

NEW BUSINESS

The Rock church is breaking ground on their development. Allen Tiffenbach said that the county will monitor them for compliance.

What Is The Value Of My Home?

Some of you may be asking yourself, "Does my insurance coverage fit my needs?" "Do I have enough coverage to replace my home in the event of a serious loss?" "What affects my premium?"

These questions create a need for you to regularly review your homeowners insurance and to consider other questions such as: "Have you recently remodeled or improved your home?" "Has the rate of inflation risen since your last appraisal?" "What influences the building construction costs in your area?"

As you consider these issues, it is important to understand that real estate values measure the market value or selling price for a home. For insurance purposes, it is important to estimate the current replacement cost which is the amount needed to hire a contractor to repair the damage or to rebuild the home to its pre-loss condition. Dwelling replacement costs used by insurance companies do not include the value of the land. Market conditions in your area may impact the amount it will cost to rebuild your home if you experience a loss.

Building contractors or professional replacement cost appraisers are a good source for obtaining an estimated replacement cost for your home. Estimates from these sources should reflect your home's specific features and details. If you are unable to obtain a detailed estimate from these sources, call an insurance agent for an estimate.

Once you know the estimated cost to replace your home, you can decide how much insurance coverage fits your needs. You should also consider other policy endorsements such as back up of sewer and drain coverage, or additional coverage for personal articles with high values such as jewelry, fine arts, and collectibles. You may want to consider higher personal liability coverage or the need for flood insurance which is provided by a separate policy.

In addition to the amount of coverage you decide to purchase, your premium is impacted by optional endorsements you select, your claim history, the amount of your deductible, company longevity and multiple policy discounts such as home/auto. Finally, remember to periodically review your insurance coverage with your agent. That will ensure you have the coverage you need.

— Sean Morton, State Farm® Agent

Fall in Jeffco: We've Got Some Wild, Wild Life

Jefferson County is an intersection of urban and rural living. Its geography and population mean that residents sometimes find themselves in the middle of something wild.

BEARS: In September alone, our county experienced six reported "bear burglaries" – black bears entering homes and cars in search of food. No residents were hurt, although several were understandably panicked. Division of Wildlife officers killed at least three of the bears afterward, due to the bears' aggressive pursuit of food linked to humans.

continued on page 3

Westridge Financial Report

Beginning Balance 09/15/10	\$2,125.97
Income	\$0.00
Expenses	\$0.00
Ending Balance 10/15/10	\$2,125.97

Westridge Homeowners Association

PO Box 621172, Littleton, CO 80162-1172.

<http://www.neighborhoodlink.com/Westridge/home>

*If you would like to volunteer, be a member of
or form a committee, please contact a board member!*

Board of Directors

Rick Scott , President	303-979-5852
VACANT , Vice President	
Cathy Pimm , Treasurer	303-973-4624
VACANT , Secretary	
Chuck Sellers , Board Member	
Kathie Barrett , Board Member	303-979-3913
JC Copeland , Board Member	jc4money@msn.com

Committees

NEWSLETTER EDITOR: Doyle James	303-973-9458
NEIGHBORHOOD WATCH: Jeff Williams	303-904-7315
	303-507-6549

Websites

Westridge Homeowners Association:

www.neighborhoodlink.com/Westridge/home

(includes: calendar of events & homeowner covenants)

COHOPE: www.cohopejeffco.com

Advertising: www.ColoradoLasertype.com

The *Westridge News & Views* is published monthly by the Westridge Homeowners Association, a non-profit homeowners association. The HOA mailing address is PO Box 621172, Littleton, CO 80162-1172.

The deadline for articles and advertisements is the 15th of the month for the next month's issue except for the Jan. issue which is Dec. 6th. **All articles must be approved by the board for publication, or as space permits.**

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

For advertising info, contact **Colorado Lasertype** at
303-979-7499, or e-mail getinfo@ColoradoLasertype.com.
website: www.ColoradoLasertype.com

2010 Westridge Homeowners Association Dues

Due January 1st, 2010

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Phone (optional) (_____) _____ – _____

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WHOA (Westridge Homeowners Association)

P.O. Box 621172

Littleton CO 80162-1172

Join us today! Make your voice HEARD!

Fall in Jeffco, continued from page 2

Bear encounters aren't limited to Jeffco's mountains. It's not unusual for a bear to make its way east of C-470, such as the one that surprised Chatfield Bluffs residents in late September.

For your own safety and for the safety of bears, please remember to keep your doors shut and locked. Smells from dog food, fruit and other foods left out in kitchens can lure bears. Adult bears are freakishly strong, and small cubs can easily fit through pet doors. Bears will continue their exhaustive search for food until they hibernate this winter. Do all you can to keep them from finding food in and around your home.

ELK: Our longtime Evergreen and Conifer residents know that this time of year is a wild one for elk because of the rut. During the rut, bull elk are frisky, aggressive and sometimes plain out of their minds. In recent weeks we've had elk near Evergreen standing their ground in the middle of roads and charging at vehicles. Last year a bull elk gored a woman in front of her house. This fall, be aware of their temperament, and give them a wide berth.

OTHER WILDLIFE: For safety tips on living with mountain lions, coyotes, skunks, raccoons and more, visit DOW's website. Jeffco Public Health also features information on rabies, a growing problem among small mammals in Colorado.

WILDFIRE: Despite a brief soaking in mid-October, fire danger is still a reality. In recent weeks, fires have broken out among several counties to the north of us, from Weld to Boulder to Grand. Wildland fire and weather experts are predicting continued dry weather this fall.

On October 14, the Jefferson County fire ban that had been in effect was cancelled in favor of fire restrictions. These restrictions prohibit fires except in a permanent fire grate in a park, campground or picnic area. Charcoal grills in residential neighborhoods are permitted provided the appropriate safety precautions are taken. For a complete explanation of the current fire restrictions, visit our website. For the safety of our entire community, please observe the fire restrictions until they are lifted.

WILD AND CRAZY: Finally, you can't talk about fall and "wild life" without talking about our favorite wild ones: our kids. School is back in, after-school activities have ramped up, and there's a lot going on with the youngest among us!

Please exercise caution and slow down while driving in residential neighborhoods and school zones. Stop for pedestrians and bicyclists in crosswalks. Kids are walking, playing, running, texting, studying, laughing, biking, skateboarding, scootering, and just being kids. They need grown-ups to be careful and to keep an eye out for them.

NEW CRAIGSLIST SCAM: Many of the crimes our investigators see originate with Craigslist.org users. While the site itself can be a great resource for anyone looking to buy or sell things, there are plenty of users who have malicious intentions and are looking to take advantage of someone.

In a new scam, a potential buyer will tell you that he wants to make sure what you're selling is what he's looking for. He includes a link to a "video" of what he's seeking. The link invites you to download a video viewer, which turns out to actually be malware. The malware scours your computer for information and sends it to the scammer.

Craigslist provides a scam warning page with some valuable tips for users on how not to be taken for a ride. Check it out if you're using Craigslist, and contact the Sheriff's Office if you believe a crime has been committed.

— Sheriff Ted Mink



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Remember, in case of a life-threatening emergency, call 911.

CLASSIFIEDS

Classified ads are \$2.95/line for 2010. Contact **Colorado Lasertype** at 303-979-7499 or getinfo@coloradolasertype.com to place an ad. To view our display ad prices, visit our website at www.coloradolasertype.com. The deadline for placing a classified or display ad is the 15th of the month for the next month's issue (i.e., 15th of Sept. for Oct. issue), except the January issue, which has a deadline of December 6th.

HOUSE CLEANING - Weekly, bi-weekly, move in/out, office. **303-358-5087** or loren.cleaningservices@gmail.com

Laughing Butterflies Home Childcare. 6 weeks to 4 yrs old. 5/3/2-day a week programs. State Lic./CPR cert. **303-815-2862.**

Bunker's GARAGE DOOR SERVICE All makes and models serviced. 25+ years experience. 720-334-3295.

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American Sprinkler and Landscape. Free estimates. **Winterize Sprinklers!** asprinkler.com or 720-312-3616.

Sewer problems? Call Green Mountain Excavating for sewer and water line replacement and/or repair, line scoping, concrete tearout/removal and other excavating needs. Locally owned since 1986. Lic. and bonded. Free Estimates. **303-985-4704.**

HOUSE CLEANING. Honest, dependable, affordable. Amy **303-979-7194.**

ADVANCED HOME IMPROVEMENTS. Drywall, carpentry, electrical, & plumbing, painting. No job too small. Licensed and insured. **303-948-2745.**

Fall air duct cleaning and chimney cleaning for your home. **720-299-7782.**

Fall is great for clean-ups, pruning, mulching and planting blubs! Call **Property People 303-997-7392.**

Drywall & Basement Finishing Services. 26 years experience. Gary **303-829-6363**

Driveway Caulking - Small Concrete Repairs. Avoid Costly Replacement. Ideal Restoration/Sean **720-422-4236.**

Mike the Plumber - Your reliable neighborhood plumber for 14 yrs. Competitive rates. Free estimate. **720-422-8139**

Small Paint Jobs Only 720-331-7032

Partylite Candles & Accessories. *Make your home smell great for the holidays!* Contact Jan. www.partylite.biz/janderby or **303-979-3880.**

Aminals Pet Sitting Service: Pet sitting (in your home). Bonded & ins. Refs. avail. Call Nancy at **303-335-6237**

QUEEN PILLOWTOP MATT/BOX SET. Brand new in plastic. Retail \$529, asking \$265. Also, NEW KING SIZE pillowtop set. Retail \$699, asking \$385. **303-742-4860.**

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American Diabetes Month

In the United States, 23.6 million people have diabetes – children and adults. That's 7.8 percent of the population. For years, the American Diabetes Association has used this month as an opportunity to communicate the seriousness of diabetes and the importance of diabetes prevention and control.

Teen Services

To add your teen's name, please call **Colorado Lasertype** at **303-979-7499** and leave the following information: the **neighborhood you live in**, your age, phone number and the categories you would like included. Categories: **(B)** Baby-sitting * Red Cross Cert. for CPR **(L)** Lawn care **(S)** Snow removal **(P)** Pet & House sitting. No recommendation or endorsement of any of the names on this list is implied or stated by the homeowners association board or Colorado Lasertype.

Devin C.	13	P/L/S	303-972-4478
Camille C.	17	B/P/L/S	303-904-2576
Justine C.	15	B/P/L/S	303-904-2576
Aaron C.	12	B/P/L/S	303-904-2576
Alyssa D.	14	P	720-981-5021
Corinne D.	16	B*/L/P	720-981-5021
Nick D.	14	P/L/S	303-973-0342
Tessa F.	16	B*/P	303-842-5453
Colton P.	13	B/P/L/S	303-972-4478
Palmer P.	14	B*/P	303-904-8531

How To Carve Your Turkey Successfully

A good Thanksgiving dinner is usually about the turkey. You don't have to be a surgeon to carve one correctly, but proper carving and slicing techniques will ensure you get the most meat from your bird and enable you to present an attractive meal to your family and friends. Follow these simple techniques for successfully carving your holiday turkey:

- Let your 10-pound-or-bigger turkey stand at room temperature for 10 to 20 minutes after cooking and before slicing. This allows the juices to distribute evenly throughout the turkey. Netting and cooking bags are also easier to remove after waiting.
- Slice or carve the turkey on a sanitized cutting surface. Knives, pans, and covers should be sanitized, too. Resanitize boards and knives every 30 minutes. Wear disposable food-handling gloves while carving or frequently wash your hands thoroughly.
- Immediately after the 10 to 20 minutes holding time, carve the turkey into major sections (i.e., breasts, thighs, drumsticks, and wings).
- To serve turkey hot, place sections in pans. Cover with foil or plastic film to retain heat and moisture and to minimize the possibility of contamination. Hold at 140° F or higher in a hot holding device (a cabinet, steam table, or bain-marie). Your turkey should be at least 140° F when placed in the holding pans. The heating device will only maintain temperature. A maximum holding time of 20 to 30 minutes is recommended.
- Slice the sections into serving pieces, arrange them on a plate, and add garnish. Enjoy!

Got Coats?

It's that time again! Judy Susman is ready to start her 15th annual COATS FOR COLORADO drive. Judy will do the leg-work and make it easier for you to contribute by picking up your donations and delivering them to the Dependable Cleaners collection site. She will also bring you a donation receipt.

To date, more than 1,400 coats have been collected from Judy's coat drives. Due to recent economic conditions, the need for coats is even greater this year, so Judy wants to make this drive an even bigger success.

If you have coats that you don't need or want, and you wish to participate and help those less fortunate than you, please call **Judy Susman at 303-932-3322** by Wednesday, November 3rd with your name, address and phone number to schedule a pickup on Saturday, November 6th between 8:00 a.m. and 10:00 a.m.

Participants will be entered into a drawing for a free holiday turkey – one entry for each coat donated. The turkey drawing will take place on Sunday, November 7th.

Thank you for your community spirit!

Important Numbers to Have on Hand

Jeffco Sheriff (non-emergency) 303-271-0211

Jeffco Sheriff (parking violations) 303-271-KOPS

*This number is for parking and driving violations that need to be brought to the attention of the sheriff's department. The streets are county property and part of their jurisdiction.

Jeffco Graffiti Hot Line 303-271-8247

Jeffco Commissioners 303-271-8525

Animal Control 303-271-5070

SW Suburban Dnvr Water & Sanitation Dst 303-674-3379

Weed & Pest Management 303-271-8758

Zoning Violations 303-271-8725

Jefferson County Website www.co.jefferson.co.us.



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