



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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Got Coats ?

It's that time again! Judy Susman is ready to start her 16th annual COATS FOR COLORADO drive. Judy will do the legwork 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, nearly 1,500 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 Wed., November 9th with your name, address and phone number to schedule a pickup on Sat., November 12th between 8 and 10 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 Sun., November 13th. Thank you for your community spirit!



Covenant Reminder

The most common violations of Westridge covenants that result in action by the Homeowner's Association are those pertaining to the storage, parking, accommodation and repair of automobiles, boats and trailers. The following covenants are printed here in hopes that fewer actions will be required. Our goal is to maintain the appearance and property values of our community. Your voluntary compliance with our covenants is requested.

If you have questions regarding our covenants, please call a board member whose phone number appears in the monthly newsletter.

4.7 Automobiles, Boats and Trailers.

4.7.1 Storage. Except as expressly heretofore provided, no lot shall be used as a parking, storage, display or accommodation area for any type of house trailer, camping trailer, boat trailer, hauling trailer, self-contained motorized recreational vehicle, running gear, boat or accessories thereto, motor driven cycle, truck, any junk vehicle or one under repair, or any type of van except as a temporary expedience for loading, delivery or emergency. **The same shall be stored, parked or maintained wholly within the garage area or concealed from the street by means of a fence or other acceptable screen.**

4.7.2 Repair. Any activity such as, but not limited to, maintenance, repair, rebuilding, dismantling, repainting, or servicing vehicles of any kind must be performed within an enclosed garage or behind fences or other acceptable screen on the lot which screens the sight and sound of the activity from the street and from adjoining property. The foregoing restriction shall not be deemed to prevent washing and polishing of such motor vehicle, boat, trailer, or motor driven cycle together with those activities normally incident and necessary to such washing and polishing.

Ordinance

The following Ordinance was adopted by the Jefferson County Board of Commissioners for the purpose of addressing the increasing number of foreclosed and distressed homes, and homes with hazardous conditions in the county. **An Ordinance Adopting Policy Part 3, Chapter 8, Section 1 Distressed Real Property.** BE IT ORDAINED by the Board of County Commissioners of Jefferson County, Colorado that the Policy 3.8.1 regarding Distressed Real Property is hereby adopted with the following:

Title: Regulatory Policy Distressed Real Property	Policy No.: Part 3, Regulations Chapter 8, Property Section 1	References (Statutes/Resos/Policies): 30-15-401 C.R.S.
Policy Custodian: Sheriff	Effective Date:	Purpose: An Ordinance, pursuant to the authority granted by section 30-15-401, C.R.S., regulating distressed Real Property within unincorporated Jefferson County for the purposes of protecting public safety and health.
Adopting Resolution(s):	Adoption/Revision Date:	Policy: Regulation of Distressed Real Property

A. Definitions

1. "Distressed Property" means any Vacant Real Property in Foreclosure or any Vacant Real Property with a Hazardous Condition.
2. "Hazardous Condition" means a condition that threatens public safety and/or health.
3. "In Foreclosure" means that (1) a notice of election and demand has been recorded in the office of the county clerk and recorder pursuant to section 38-38-102, C.R.S., (2) an action has been filed in a court requesting an order of foreclosure, and/or (3) a notice of default and sale has been served pursuant to Chapter 38 of the Multifamily Mortgage Foreclosure Act of 1981. Real Property

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New and Renewed Members

Lowery, Joe and Barb
Porter, Frank & Connie

Columbine High School Holiday Craft Fair

Saturday, November 12th, 10 a.m. to 4 p.m.
Admission is \$1 (children 5 and under are free).
There will be 140+ crafters and vendors.

Living & Working in Westridge**Jamie LaNear**

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**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
Cathy Pimm, Treasurer.....303-973-4624
VACANT, Secretary
Chuck Sellers, Board Member
Kathie Barrett, Board Member.....303-979-3913

Committees

NEWSLETTER EDITOR: Doyle James303-973-9458
NEIGHBORHOOD WATCH: Jeff Williams303-904-7315
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.

Please contact the editor at dwjames@comcast.net to submit an article for the newsletter. **The deadline for news is the 12th of each month for the next month's issue.** 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.

Deadline for advertising is the 15th of the month for the next month's issue except for the Jan. issue which is Dec. 6th.

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

Westridge Financial Report

Beginning Balance 9/15/11	\$1,407.47
Income - Member Fees	\$50.00
Expenses	
Attorney Fees	\$60.00
Court Costs.....	\$80.50
Ending Balance 10/15/11	\$1,316.97

2011 Westridge Homeowners Association Dues

Due January 1st, 2011

Name: _____

Address: _____

Phone (optional) (_____) _____ - _____

Make \$25 check payable to:

WHOA (Westridge Homeowners Association)
P.O. Box 621172 • Littleton CO 80162-1172

Join us today! Make your voice HEARD!

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.

OB PAINTING. Interior/Exterior. Get it done now! Free Est. Rob: **303-986-8198**

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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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Ordinance, continued from front page

remains In Foreclosure until (1) the foreclosure proceedings are terminated without any transfer of title from the owner or (2) a party unaffiliated with the foreclosing party takes title to the Real Property and the Real Property becomes occupied by that title holder or persons authorized by that title holder.

4. "Preservation" of Distressed Property includes registration, security, and maintenance as described in this ordinance.
5. "Real Property" means both residential and non-residential improved land, including the improvements on such land.
6. "Responsible Party" means any (1) owner of the Real Property; (2) holder of a lien on the Real Property that has taken possession of the Real Property pursuant to part 6 of article 38 of title 38, C.R.S.; or (3) receiver appointed to take possession of or to Preserve the Real Property.
7. "Secured" means inaccessible to unauthorized persons, including but not limited to having fences and walls in good repair, gates chained or locked, and doors, windows or other openings locked and in good repair, in conformance with all applicable standards of the United States Department of Housing and Urban Development.
8. "Vacant" means unoccupied by the owner or persons authorized by the owner.

B. Registration of Vacant Real Property in Foreclosure

1. If a Real Property is Vacant and In Foreclosure, the Responsible Party shall register the property with the Jefferson County Planning and Zoning Division by providing contact information for a person or entity responsible for the Preservation of the Real Property in Foreclosure, including a telephone number by which the person or entity responsible for the Preservation of the Real Property in Foreclosure may be contacted 24 hours a day in case of emergency. The Responsible Party shall register the Real Property within 10 days of the Real Property meeting the definition of In Foreclosure.
2. The Responsible Party may be required to pay a non-refundable registration fee if specified by the Board of County Commissioners.

C. Registration of Other Distressed Property

The County may issue written notice to Responsible Parties requiring them to register any Real Property that becomes Distressed Property through identification of a Hazardous Condition. The Responsible Party shall register any such Distressed Property in accordance with the requirements of Section B. above within 10 days of the issuance of such notice. The notice that may be provided in this section applies only to the registration requirements. The Security and Maintenance requirements of this Ordinance apply to any Distressed Property regardless of whether notice of a requirement for registration has been provided.

D. Security

The Responsible Party shall ensure that a Distressed Property remains Secured at all times. In the event that the property is not secured through no fault of the Responsible Party, the Responsible Party shall secure the property within 24 hours of notice or, if

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Teen Services

To add your teen's name, please email **Colorado Lasertype** at getinfo@coloradolasertype.com 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
Justine C.	16	B/P/L/S	303-904-2576
Aaron C.	13	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.	17	B*/P	303-842-5453
Colton P.	13	B/P/L/S	303-972-4478
Palmer P. (female)	15	B*/P	303-990-4765
Coralynne P.	13	B*/P	720-234-9217

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substantial construction is necessary to secure the Distressed Property, as soon as reasonably possible. Under no circumstances shall such time exceed 45 days unless circumstances beyond the control of the Responsible Party make timely compliance impossible.

E. Maintenance Standards for Distressed Properties

The Responsible Party for a Distressed Property shall ensure that the Real Property is maintained so that it does not have Hazardous Conditions. Examples of Hazardous Conditions include, but are not limited to:

1. Deteriorating structure.
2. Presence of trespassers.
3. Unmaintained pools and spas.
4. Failed septic systems.
5. Presence of graffiti.

F. Violations

1. A Responsible Party who violates this ordinance commits a class 2 petty offense and, upon conviction thereof, shall be subject to fine pursuant to section 30-15-402, C.R.S. The penalty assessment procedure provided in section 16-2-201,

C.R.S., may be followed by any law enforcement officer for any such violation. Each new week during which a Responsible Party fails to correct the initial violation shall constitute a separate violation.

2. The fine for such violation shall be \$500 for the first violation by a Responsible Party. The fine for any subsequent violations by the same Responsible Party, whether for the same or a different property, shall be \$1,000.
3. The County Attorney is authorized to prosecute violations of this ordinance.

G. Validity of Other Laws and Requirements

Compliance with the requirements of this ordinance shall not relieve any person of the duty to comply with zoning, building code, or other applicable federal, state, or local laws.

Compliance with the requirements of this ordinance shall not relieve any person of any obligations set forth in any covenant, condition, or restriction on property or common interest community/homeowners' association requirement which may apply to the property.

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YOUTH (WALKING – AGE 5) \$3

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