

Wonderland Hill Five Homeowners Association

<http://www.WonderlandHill5.com>

HAPPY NEW YEAR! The Wonderland Hill Five Board wishes everyone a happy and healthy new year.

ANNUAL HOMEOWNERS MEETING - MARCH 19

This is the official notice of the annual Wonderland Hill Five Homeowners Association meeting on Sunday, March 19, at 1:00pm at 3800 Newport Lane. Meeting materials will be emailed separately closer to the meeting date. Please plan to attend the meeting or return your signed proxy to ensure there is a quorum to conduct business. The 2016 Financials and 2017 Budget have been posted to the web site.

CITY OF BOULDER CO-OP ORDINANCE - IMPACT ON HOA

The City of Boulder has adopted an ordinance permitting high density housing in the form of co-ops within areas zoned for single-family homes. The ordinance requires an application, notifications and City approval to form a co-op which may include 12-15 people depending on the area's zoning and minimum square footage requirements.

However, co-ops are **not** permitted in Wonderland Hill Five in accordance with the HOA's covenants which limit residents to no more than 3 unrelated persons and does not permit the subdivision of any single family unit, nor the renting of a portion of a unit. The HOA Board intends to strictly enforce the HOA covenants in protection of our single family ownership policy. Questions may be referred to any Board member listed at the end of this newsletter. Also refer to the *Dwelling Units Rental Policy* posted on the web site.

ANNUAL DUES - NO INCREASE

The annual dues invoice is included with this newsletter; there is no increase in dues for 2017. Dues are \$240 for the year. **Please pay by the due date of February 7 to avoid late fees. There will be no reminders, so please pay on time. Also, MAIL your payment; do not leave it at the front door or in the mailbox, it could be missed, damaged, or lost.** All billings are done with volunteer time, we do not pay a management company, therefore keeping dues to a minimum. Please be kind to your volunteer HOA board.

Please keep in mind that Pool & Tennis is a separate organization; they bill for dues in the spring. WH5 does not collect Pool & Tennis dues.

WHAT DO OUR DUES PAY FOR?

The dues you pay to Wonderland Hill Five HOA each year are used to pay the operating expenses of the HOA. These include the following:

- Grounds maintenance of the Common Areas including mowing, trimming, edging, raking, fertilization, weed control, tree maintenance (pruning, removal and replacement) and sprinkler system maintenance and repair;
- Snow removal for the streets of Newport and Oakwood and for the common area sidewalks;
- Directors and Officers and Liability Insurance;
- Watering of the Common Area between Newport and Oakwood;
- Postage and supplies for mailing dues invoices, notices and newsletters;
- Dues and fees for registering the HOA with the Colorado Secretary of State and Division of Real Estate (DORA);
- Maintaining a Reserve Fund in savings and CD accounts for unusual or unexpected expenses.

Dues are billed in January and cover the year's expenses from January 1 through December 31 and are due within 30 days of the billing date. There has been no increase in the past nine years. However, fees are charged for late payments.

SNOW REMOVAL - REMINDER

Per City code, sidewalks must be cleared within 24 hours of a snowfall. Newport Lane and Oakwood are plowed at our expense after 4" or more snowfall. **Please park in your garage or driveway to facilitate street snow plowing.**

WELCOME NEW NEIGHBORS!

Welcome to Christine and Josh Allison to 3970 Newport Lane. Here is a short bio introducing them.

We are originally from Boston (Josh) and Chicago (Christine). After spending 8 years in Oakland, CA for work, we have decided to call this beautiful place our home. We have extended family in the area, and they have been singing the praises of Boulder living for some time now. We're lovers of the outdoors and hope to pass that along to our 2 young kids- Holden and Harper. Christine works at Boulder Community Hospital and Josh works for an energy storage company called Stem. We look forward to meeting our neighbors and are thrilled to be living here in Wonderland Hill.

OTHER FRIENDLY REMINDERS

- Contact the Architectural Control Committee **before** making exterior changes to your home including landscaping and tree removal, painting, lighting, fences, roofing, renovations, and other changes.
- Per City code, trash, recycle, and compost bins may not be placed at curbside before the day of pickup. Empty bins must be removed by the end of the day of pickup. Per HOA covenants, **bins must be stored in a location not visible from the street or from neighbors' property.**
- City ordinance limits parking on streets to 72 consecutive hours. Vehicles "stored" on our streets beyond 72 hours are subject to ticketing.

USEFUL CONTACTS/INFORMATION:

Emergency: 911

Non-emergency dispatch: 303-441-3333

Graffiti: 303-413-7121

Crimestopper tips: 800-222-8477

Boulder home fire safety checklist: <https://bouldercolorado.gov/fire-rescue/home-safety-check>

WH5 Board of Directors

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