

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.

WELCOME NEW NEIGHBORS!

420 Oakwood: Louise Ingalls has a daughter, Madeleine. Louise lived in the Eagle valley for the past 30+ years and began coming to Boulder in the past few years as her mother is here and other family too. Although she is going back and forth at this time, Boulder will be the new base. She's said "we are so happy to be joining the neighborhood. Everyone I've met has been welcoming and I look forward to meeting more of you."

3830 Newport Lane: Monica and Baird Nabholz are moving back to Colorado after 10 years in Chicago. Both Monica and Baird are CU alumni. They have a son, Jack who is a junior M.E. student at Mines and their daughter Janie is a Freshman on the XC and Track team at Santa Clara University. Monica teaches Yoga and Group Exercise. Baird is in National Accounts sales for Unum.

ANNUAL HOMEOWNERS MEETING - MARCH 4

This is the official notice of the annual Wonderland Hill Five Homeowners Association meeting on Sunday, March 4, at 1:00pm at 3800 Newport Lane. Brenda Ritenour, our City Neighborhood Liaison, is scheduled to attend to discuss the Neighborhood Services Department (<https://bouldercolorado.gov/neighborhood-services>). 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 2017 Financials and 2018 Budget have been posted to the web site.

ANNUAL DUES - NO INCREASE

The annual dues invoice (\$240) is included with this newsletter; there is no increase in dues for 2018. **Please pay by the due date of February 8 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 mailings to homeowners;
- Dues and fees for registering the HOA with the Colorado Secretary of State and Division of Real Estate (DORA); and

- 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 ten years. However, fees are charged for late payments.

FIRE SAFETY

We don't usually run an article at this time of year about fire safety, but we thought the following article published in Nextdoor.com by the City is important.

Reminder: Open burning is not permitted in Boulder

With winter quickly approaching, the City of Boulder would like to remind residents that there is no open burning (recreational fires, bonfires, campfires, etc.) allowed in city limits, including portable or mobile outdoor fireplaces. Natural gas or propane-fueled outside fireplaces are allowed. Boulder, like many parts of Colorado, is at high risk for wildfires -- even during the winter -- so these regulations are for public safety. Here are some steps you can take to prepare your family, home and property in the event of a wildfire:

<http://ow.ly/5dCd30gHGPE>. Have a wonderful holiday season.

SNOW REMOVAL - REMINDER

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

LET YOUR DOG BE A GOOD NEIGHBOR

Just a reminder to pick up dog poop; we were disappointed to see dog waste left in the common area between the cul-de-sacs. Neighbors (including their children) often use our common area for recreation.

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 8pm the day before 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.

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