

# Wonderland Hill Five Homeowners Association



402 Oakwood Place, Boulder CO 80304  
[http://www.neighborhoodlink.com/Wonderland\\_Hill\\_V/](http://www.neighborhoodlink.com/Wonderland_Hill_V/)

January 15, 2024

## ANNUAL HOMEOWNERS MEETING

This is the official written notice of the Annual Meeting of the Wonderland Hill Five Homeowners Association, to be held via Zoom on Sunday, March 3 at 1:00 pm. Meeting materials will be emailed separately closer to the meeting date, along with the Zoom link to join the meeting.

**If you plan not to attend the meeting, please complete and return the attached proxy by March 1 to ensure we have a quorum to conduct business.**

Announcements of HOA meetings and minutes and Board meetings are posted on the HOA website at [http://www.neighborhoodlink.com/Wonderland\\_Hill\\_V/](http://www.neighborhoodlink.com/Wonderland_Hill_V/). Open the menu item "Pages and Links" to access archived HOA documents. You may register at the HOA's website to receive notices of updates to the website, including calendar announcements of Board meetings. Follow the link "Add Yourself Now!" on the right side of the Homepage to do so.

## ANNUAL DUES

The annual dues invoice (\$315) is included with this newsletter. **Please pay by the due date to avoid late fees. *There will be no reminders, so please pay on time.*** You may drop your dues check in the locked HOA mailbox at 402 Oakwood Pl or send it to that address via USPS. Billings and collections of annual dues are done with volunteer time. We minimize dues by not paying a management company, so please be kind to your volunteer HOA board by paying your dues on time.

**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.** Questions/concerns regarding Pool & Tennis should be forwarded to:

Brenda Feldman Pennant Investment  
[brenda@pennantinvestment.com](mailto:brenda@pennantinvestment.com)  
[303-447-8988 x114](tel:303-447-8988)  
[6560 Gunpark Dr #A](#)  
[Boulder, CO 80301](#)

## CALL FOR HOA SECRETARY

The position of HOA Board Secretary is open. The primary duties of Secretary are (1) maintaining up-to-date mail and email lists of all homeowners, (2) preparation of periodic Newsletters to homeowners, (3) sending email messages to homeowners on behalf of the HOA board, (4) retaining HOA Board and ACC correspondence with homeowners, and (5) attending and preparing minutes of HOA meetings. Please consider volunteering for this position, before the annual meeting on March 3. If you have questions about the position and are potentially interested in volunteering, contact HOA president Bill Lotko (contact information at end of newsletter) or stop by his house at 365 Oakwood Pl.

## 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 3" or more snowfall. **Please park in your garage or driveway to facilitate street snow plowing.** The HOA uses a budget snow removal service (same as last seasons) to minimize annual assessments. Contact Bill Lotko with any snow removal issues (contact information at end of newsletter).

**Those with sloping driveways or aprons should put down ice melt where water drains and accumulates or otherwise remove/prevent ice to allow safe walking.** Also, please keep our sidewalks (including the part extending over your driveway) free of ice. If your trees are lower than 8' clearance over sidewalks, please trim them back. If shrubs are growing into/over sidewalks, please cut those back, too. Many neighbors walk their dogs, and sidewalks are a safer option to icy streets when they are kept clear.

## CITY EMERGENCY INFORMATION

Our smoky skies remind us of the ongoing risk of wildfire if the conditions are right. Following is the City emergency website that provides emergency updates:

<https://www.boulderoem.com>

## CITY INFORMATIONAL LINKS

Here are several useful links:

City emergency website providing emergency updates such as wildfires:

<https://www.boulderoem.com>

Newcomers Club for residents new to Boulder:

<https://thenewcomersclub.org>

The City offers good information about our neighborhood critters at the following link:

<https://boulder.colorado.gov/black-bears-and-mountain-lions>

Link regarding traffic accidents in city: <https://boulder.maps.arcgis.com/apps/dashboards/095b1408ece3466fa2e15a4b3a8f36c1>

Guide to sorting trash/recycles/compost:

<https://boulder.colorado.gov/guide/waste-sorting-101>

## 20 MPH SPEED LIMIT

As you know, the speed limit on our streets (as well as other Boulder residential streets) is 20 mph. And yes.....it.....seems.....very.....slow.....However, think about the 30 seconds more it takes to get to Broadway as a safety net for children, pets, and the rest of us. Slower speed allows you to react if something unexpected happens, which may save you, too. Be kind to all of us; keep your speed at 20 mph.

## THINGS TO KNOW

- **Please avoid parking in the cul-de-sacs.** Parked vehicles make it difficult for trucks (particularly the trash trucks) to get around and Boulder parking regulations prohibit parking within 5 feet of a driveway or fire hydrant.
- **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. (An ACC application and guidelines are available at: [http://www.neighborhood-link.com/Wonderland\\_Hill\\_V/pages](http://www.neighborhood-link.com/Wonderland_Hill_V/pages))
- **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. Trash and compost bins must be locked when placed at the curb. Per HOA covenants, **bins must be stored in a location not visible from the street or from neighbors' properties.** You may put a stop on your trash pickup if you are away and get a credit for that period. Go to Western Disposal's website at <https://www.westerndisposal.com/> to schedule vacation holds.

## BOARD OF DIRECTORS

Larry Bolder, Treasurer	<a href="mailto:larrybolder@outlook.com">larrybolder@outlook.com</a>
John Einberger, VP	<a href="mailto:johnein@comcast.net">johnein@comcast.net</a>
Bill Lotko, President	<a href="mailto:wlotko@dartmouth.edu">wlotko@dartmouth.edu</a>   phone 603-252-8337
Jeff McClure	<a href="mailto:jeffmcclure@huntonemeritus.com">jeffmcclure@huntonemeritus.com</a>
Brad Petrasek	<a href="mailto:brad@genesisbcs.com">brad@genesisbcs.com</a>
Mark Schlender	<a href="mailto:mdschlander@comcast.net">mdschlander@comcast.net</a>
Elizabeth Van Wesep	<a href="mailto:elizabeth.van.wesep@gmail.com">elizabeth.van.wesep@gmail.com</a>

## ARCHITECTURAL CONTROL COMMITTEE

Ken Budde	<a href="mailto:kenbudde@gmail.com">kenbudde@gmail.com</a>
Jeff McClure	<a href="mailto:jeffmcclure@huntonemeritus.com">jeffmcclure@huntonemeritus.com</a>
Brad Petrasek	<a href="mailto:brad@genesisbcs.com">brad@genesisbcs.com</a>

**Wonderland Hills Five Homeowners' Association Invoice  
January 15, 2024**

**Payment Due by February 14, 2024**

**ANNUAL HOMEOWNERS' DUES  
1/01/24 - 12/31/24**

**\$315**

**Please remit to: Wonderland Hills Five Homeowners' Association  
402 Oakwood Place  
Boulder, CO 80304**

You may drop your dues check in the locked HOA mailbox at 402 Oakwood Pl or send it to that address via USPS.

If you have any questions, please e-mail Larry Bolder, the Homeowners' Association Treasurer at: [LarryBolder@Outlook.com](mailto:LarryBolder@Outlook.com)