



WestFork Village News

Spring 2009

Inside This Issue

Storage/Garage Units	2
Guest Suites	2
Clubhouse Hot Tub	2
Dog Waste	3
Your Finances	3
Important phone #'s	3
New Security System	4

Special Reminders

- Turn down your car stereo when driving in or out of WestFork.
- Motor cycle riders: Please ride in and out of WestFork quietly.
- Do not allow your dogs to bark.
- "Leave campsite better than when you arrive!" If you use a hot tub, please cover it when you are done. Clean up after yourself.
- WestFork "Quiet Time" is from 10:00 PM to 10:00 AM. Please respect your neighbors.
- Speed Limit - 10 MPH
- No Smoking in Clubhouse, or within the gates or courtyard by the grill, hot tubs & pool.
- Report any unauthorized trash dumping to Manager.
- Do not discard large items in dumpsters. (e.g. Mattresses, furniture, etc.)
- Do not use light weight indoor extension cords outside.

Dear WestFork Residents and Offsite Owners,

At this time we would like to send a special thank you to Howard and Annelise for all their many hours they put in at WestFork Village making it a community we all enjoy living in. We would like to extend best wishes to them as they start their new life with son Benjamin and their new careers.

On January 1st Dean and Judy Bodwell became the new managers at West Fork. They have been residents since May of 2004 and take pride in wanting to keep WestFork a community we all will enjoy living in. They will be keeping regular posted business hours during the week and can always be reached at (970)378-7502. Please take a few minutes to stop by and meet them.

We would like to remind all residents and offsite owners to review the following WestFork Covenants. Please take time and share these with your tenants.

1. The WFVOA maintains the exterior of the buildings. Therefore, if you have punctured the exterior of your building or balcony with plant hooks, hanging, unauthorized satellite dishes or other decorations, you are in violation of the WestFork covenants and will be responsible for the damage you have caused. Fines will be imposed for any exterior damages associated with your unit.

2. Pet permission at WestFork is a privilege granted by the WFVOA. In order to get approval for housing a pet at WestFork, make sure that you have completed a pet permission form (include a photograph of your pet). If you are an offsite owner, you are responsible for your tenants and making sure they complete the pet permission form. Pet owner who do not pick up after their pets may receive fines up to \$150 as well as have their pet permission revoked.

3. All owners need to make sure that you maintain current contact information on file at the WestFork office. Offsite owners must make sure your tenants complete the clubhouse paperwork as well as keep your current contact information on file at the office.

4. The WF garbage enclosures are for your household trash only. If you have large items to dispose of (beds, furniture, TV's etc) you are responsible for taking those items either to the landfill or to a thrift store.

5. Remember that hazardous materials (oil, paint, aerosols, gas, antifreeze pesticides solvents etc.) are to be disposed of by taking them to the Weld County Hazardous Waste Center. Located at 1311 N 17th Avenue, Greeley, CO (970)304-6415, ext 2233. This service is free and they are open Saturday and Tuesdays from 8:00am to 5:00pm.

6. Parking is limited at WestFork and thus if you have more than two vehicles that do not fit in your garage and driveway, you are encouraged to park on the north side of West 29th Street to minimize congestion and allow for guests to use the common parking areas, which were originally designed for guest use. Additionally, there still are few WestFork garages for sale or rent.

7. Owners are responsible for their Tenants knowing all the WestFork Covenants. It may be beneficial for owners to put some of these reminders in their lease agreements. Copies of Covenants are available on line at www.westforkvillage.org.

8. A new security system has been installed at WestFork and just a reminder to those who use our Clubhouse. A new owners information sheet need to be filed in order to have your finger print put into our system to access the building.

We would like to extend an invitation to all residents and offsite owner to attend our meeting held every other month on the third Thursday beginning with our May 21st meeting at 6:30pm. We also will be holding our Annual Meeting on July 17th at 6:30pm, to go over the budget and hold election of officers. Please contact Dean and Judy with any questions at (970)378-7502.

Sincerely,
The WestFork Board

WestFork Garages For Sale!



WestFork Garages are available for sale for only \$4,000 each or for rent for \$80/month. The garages may be purchased by any current owner of a WestFork Condominium and are not to be used for any commercial purpose. For sales information call Ken at 378-7624, or rental information call Dean at 378-7502.

Newsletter Articles

If you would like to write an article for the “WestFork Village News”, please write it up and put it in the check slot in the mail room or give to managers. If more articles are submitted we will put out newsletters more often.

Clubhouse Hot Tub & Pool Usage



A friendly reminder to all that the hot tubs & pool are shared by all and that your actions affect other guests of the Clubhouse. Please remember the following when using the spas & pool:

1. ALWAYS shower **before** and **after** using the hot tubs & pool. Body soap and shampoo are provided in both the men’s and women’s locker rooms inside the Clubhouse.
2. NEVER add additional chemicals or other agents to the hot tubs. Some visitors to the Clubhouse have added bubble bath solutions to the hot tubs. When this is done, the tubs must be drained, cleaned and refilled (a one to two day process) and become unusable to the other guests.
3. Do not change the temperature of the spas. The hot tubs are set at different temperatures to provide a variety of temperatures to the many different users. The hot tub temperatures are set at the recommended limits for usage.
4. Remember that the hot tubs receive a high volume of usage throughout the day and the condition of the water can change with over-usage. Never use a tub if the water appears to be murky in appearance or has a strange odor. Tubs should only be used when the appearance of the water is crystal clear.
5. Do not eat or drink while using the spas. Spills and debris can and will frustrate the chemical balance of the spas.
6. Never use a spa when the “Strong Chemicals in Use” sign is posted at the steps of a tub.
7. Use the spas a maximum of 30 minutes a day. Soaking in a tub for an extended amount of time can be very dangerous.
8. Always close tub cover when you are done.

The chemicals in the spas are checked twice a day, but due to the varied usage, the chemical balance can change in a short period of time. If you have concerns or witness any suspicious activity involving the hot tubs, please contact management immediately.

Guest Suites . . . There’s Always Room For One More!

Do you have out-of-town guests coming for a visit? Book a Clubhouse Guest Suite now and take advantage of the competitive rates at just \$60 and \$75 a night.

Your visitors will enjoy full access to the Clubhouse facilities including the pool, sauna, fitness room and fireside lounge. Guests will enjoy a complementary continental breakfast in the Guest Suite breakfast nook every morning of their stay (if booked and requested in advance).

Not only will your visitors love their luxurious accommodations, but you will avoid the headache of deep cleaning your home and navigating extra piles of luggage. Call 378-7502 to reserve your suite today.

Guest Suite A The Family Suite

\$75.00/night + tax
sleeps 4.

Two queen beds, jetted tub, computer desk, TV, large closet, continental breakfast if requested.

Guest Suite B The Honeymoon Suite

\$60.00/night + tax
sleeps 2.

One queen bed, jetted tub, TV, continental breakfast if requested.



Pets at WF

This may sound like a broken record to many residents at WestFork, however, the problem of pet waste persists in our community.

There are many reasons for requiring all residents to clean up after their pets. Sanitation reasons alone should be reason enough, but so are the aesthetics.. Please continue to forward written complaints to the office. Fines for residents who do not care for their pets will be issued. Fines can be as high as \$150 or eviction of pet. Care for your pets and do not hesitate to remind other owners to care for their pets as well! You must have complete control over your dogs at all times. DO NOT allow them to bark!

A big THANK YOU to those who are responsible pet owners!



Spring Clean Your Finances!

by Melissa Jensen & Anita McAllister — United First Financial

Spring is a time of rejuvenation and jubilation. For many, it's a time to do some much needed cleaning and repairing around our homes. But, why not take the time to spring clean your finances, too? Here's a checklist of things you should do to clean up your finances and keep them squeaky clean:

Clean out your financial files (or set up a filing system if you don't have one). Keep five years worth of tax returns and three years of bank statements. and shred the things you no longer need. Many financial institutions offer free shredding services after tax day, so take advantage of it to save time and keep your identity safe.

Set up a budget you can live with and remain financially sound with, but challenge yourself to see where you can cut back without feeling deprived. Be sure to include categories for entertainment, clothing, vacations and retirement savings. Challenge yourself to do the same things you normally do, but spend half. Get books and videos for free at the library instead of paying for them. Maximize the savings on your grocery bill by using coupons on sale items. Keep healthcare costs down by taking care of yourself – exercise (at home) and sleep more and eat less.

Repair your financial mistakes. Make a debt payoff plan and learn how to make your money work for you 24/7. Most banks and financial advisors don't teach us how to use their banking tools (checking, savings and lines of credit) together to minimize interest and help you pay off your debts as quickly as possible (which will also help boost your credit score faster). Find someone that will! They should be able to take all of your debts and income and give you an *exact* roadmap as to how and when to pay specific amounts of debts off and provide you with a financial dashboard you can easily see and manage.

Build an estate plan and make sure you don't leave a mess behind for others. Never got around to purchasing that life insurance policy when you first got married or had a child? Time to take responsibility and make sure your family is covered with appropriate amounts of life insurance. Don't leave your loved ones in a financial nightmare if something happens to you tomorrow – they'll have enough stress just coping with losing you. Life insurance is worth the peace of mind. Don't have a family? If you don't have your estate plans in order, you'll be giving a big donation to Uncle Sam. Why not leave a legacy gift to your favorite charity by naming them as your beneficiary?

Paint a financial picture for your spouse, heirs and/or estate administrator to include where all of your accounts are held and how to access them online if they are joint accounts. Many of us leave our finances to one spouse and the other wouldn't have a clue where to start without a plan laid out on paper. Don't make people figure out what needs paid and dig or call around for access. Make it easy for them. Just be sure to lock the information in your fireproof lockbox (and give them a key). As a precaution, you may want to put your name and/or a phone number on your lockbox in the unfortunate event it gets blown away in a tornado.

Taking time to clean up your financial clutter is one of the most productive and satisfying spring-cleaning projects you can do...and the best part is, it doesn't require getting dirty!

United First Financial specializes in complete debt payoff solutions for virtually every situation. Call UFirst Financial agents Melissa Jensen at (970) 213-7765 or Anita McAllister at (970) 515-6882 to schedule your appointment for a free mortgage and debt payoff analysis.

Phone Numbers of Importance!

Emergency Numbers

Police & Fire	911
North Colo. Medical Center (NMC)	352-4121
Poison Control	1-800-332-3073
Greeley Police - non emergency	350-9600
Colorado State Patrol	(303) 239-4501
Road Reports	1-877-315-7623
Xcel Energy (electric)	1-800-895-4999
Atmos Energy (gas)	1-888-442-1313
Atmos Energy (gas emergency)	1-800-662-6185

Cardinal Broadband (telephone,

Internet, TV installation & service)	1-800-338-6919
DirecTV	1-800-531-5000
Comcast	1-800-266-2278

WestFork Village Home Owners Association

5775 W. 29th Street #1601

Greeley, CO 80634

E-mail: onsitemanager@westforkvillage.org

Office: (Dean & Judy) 378-7502 Fax: 378-7502

Emergency ONLY: (Dean & Judy) 301-5323

5775 W. 29th Street #1601
Greeley, CO 80634
Phone: (970) 378-7502
www.westforkvillage.org



New Security System

WestFork's new security system has been installed. Your old access card will no longer work. You must have your finger printed registered to open the door to the clubhouse. To register your finger print you must see management. At that time you will be asked to update your contact information.

