



WestFork Village News

Fall 2006

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Special Reminders

- Turn down your car stereo when driving in or out of WestFork.
- Motor cycle riders: Please ride in and out of WestFork without making a bunch of noise.
- 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.

Pets at WestFork

At the recent annual meeting of WestFork Village OA, the manager (Howard) gave a report on the most often complaint that our residents have. PET PROBLEMS! The second most common complaint is noise problems, and that item was covered in the Spring 2006 newsletter. He went on to say that pet ownership at WestFork Village is not a "right", but rather a "privilege".

Pet owners please review: Declaration of Covenants, Conditions and Restrictions for WestFork Village, recorded with Weld County on 10/22/2002, Article 15.9: **Pets**. No animals of any kind shall be raised, bred, kept, or boarded in or on any portion of the Project: unless the animal in each instance is expressly permitted in writing by the Manager, or if there is no Manager, by the Executive Board of the Association. When such written permission is granted, such permission is revocable if the animal creates a nuisance or inconvenience to any residents of the Project as determined by the Executive Board, in the Executive Board's sole and subjective discretion. If the Executive Board determines the animal is a nuisance or inconvenience, it shall give written notice to the Owner to correct the problem and, if the problem is not corrected within a reasonable amount of time, the Executive board may require the animal to be removed from the Project. Animals may not be kept for any commercial purposes. Owners and persons having control of an animal shall, while the animal is within the Project, be responsible for promptly cleaning up any litter, waste, mess, or damage created by the animal and shall be deemed to hold the Association harmless from any claim resulting from any action of the animal and any costs incurred by the Association. Seeing eye dogs and hearing dogs shall be permitted as provided by law.

Pet owners, if you just follow the simple rules of pet etiquette you should never have a problem with anyone:

1. Clean up after you dog immediately. Dog feces is more than just a nuisance, it can pose a serious health hazard. Plastic bags are provided in the mail room.
2. Do not allow your dog to bark (from your open windows, on your deck or while you are on walks).
3. Greeley has a strict leash law, when you come outside with your dog it must be on a leash and you shall have control of your animal at all times.

If there are complaints against your animal the Executive Board will first issue a warning letter. If the problems persists a fine of \$50.00 will be assessed. Third complaint will be a fine of \$100.00. Fourth complaint will be a fine of \$150.00 and finally the Fifth complaint will result in the eviction of the animal.

If you want a place where your dog can run free, take it to Rover Run Park on the north side of F Street between 35th and 59th Avenue.

WestFork Garages For Sale!



Currently the WestFork Village OA does not own the garages on the north side of our complex. They are owned by the developer who built WestFork, and they have been offered for rent only. We were informed at the Annual Meeting (7/20/06) that the developer is offering these garages for sale to the WestFork OA. In turn the WestFork OA would like to offer them for sale to our owners. There was a vote of the residents attending the annual meeting and approval by the executive board that WestFork should pursue purchasing the garages. Owners might be thinking about if they would like to own a garage. We will let you know as soon as more details are available.

Clubhouse Hot Tub Usage



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

1. ALWAYS shower before and after using the hot tubs. Body soap and shampoo are provided in both the men's and women's locker rooms inside the Clubhouse. Also, feel free to use the outdoor shower.
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 the 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 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.

Guest Suite B The Honeymoon Suite

\$60.00/night + tax
sleeps 2.

One queen bed, Jetted tub, TV, continental breakfast.



Dog Waste

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!

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



Maintenance Items

Furnace Maintenance

The first day of every month you should check your furnace filter and see if it needs changing. This is a great habit to get into. Some homes need it changed once per month, but many others may go 2 months. Most heating contractors recommend that you use the “cheap” filters and change them 1/month. Lowe’s has 16” X 20” filters in 4 packs for \$2.24. This year we have seen some air conditioners “freeze up” because the filter was extremely dirty and no air was getting through. The good thing about changing your filters often is you will definitely save on electric and gas bills.

Loose Siding

If you have any sign of loose rock or siding on your unit, be sure to let the Manager know as soon as possible. Do not discard any rock that may have come off siding, this can be easily repaired.

Garage Door Opener PIN Code Changing

If the existing PIN is known, it may be changed by one person without using a ladder.

1. Press the four buttons for the present PIN, then press and hold the # button.
2. Press the new 4-digit PIN you have chosen, then press ENTER.

The motor unit lights will blink once when the PIN has been learned.

Test by pressing the new PIN, then press Enter. The door should move.

If you do not know your current PIN number, follow the directions on the lid of your opener box.

WestFork Village 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)	1-800-338-6919
DirecTV	1-800-531-5000
Multi-band (DirecTV)	1-800-976-7222



WestFork Village Home Owners Association

5775 W. 29th Street #1601

Greeley, CO 80634

E-mail: onsitemanager@westforkvillage.org

Office: (Howard) 378-7502 Fax: 378-7502

Emergency ONLY: (Howard) 405-0451

web site: www.westforkvillage.org

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



WFV Annual Association Meeting July 20, 2006, 6:30pm

Old Business

- Financials (2nd Quarter report by Bruce)
 - Everything appears to be on track
 - See the posted 2nd quarter budget report on the WF website
- Manager's Quiz and Review of the Basics
 - Two most common complaints are pet waste and noise
 - Communicate with the Manager and your neighbors
- Parties/Guidelines
 - From here on out, there must be a \$100 damage deposit for all parties
 - If people choose not to pay, \$100 minimum charge may be applied to their WF account
 - Deposit for parties may help make people more aware of how they treat the Clubhouse
- Noise Abatement with Highway 34
 - If you would like to sign a petition, let the WF Manager know
- Introduction of WF Maintenance Specialist (Dean Bodwell)
 - Thank you to all applicants for their interest
- Reserve Study
 - The reserve account should be good through 2008-2009; thereafter, the WF Board and residents should reevaluate the monthly dues

New Business

- Election of 2006-2007 Board
 - Wayne Leighton, Ken Eberly & Donovan Hockett are the 2006-2007 Board Members

- Association Purchase of WF Garages
 - WestFork LLC is willing to sell the garages to the Association for approximately 30 cents on the dollar.
- The Board of the WF Village OA was authorized to proceed with pre-purchase due diligence of the 55 garage condo units from the WestFork LLC, subject to the Board's sole discretion in regard to the following due diligence conditions:
 - Recordation of the plate to benefit of WFVOA
 - Modifications to the Declaration of Covenants to address WFVOA Garage Ownership, uses, privileges, and maintenance to the benefit, and protection from future hidden costs, of the Owners Association. Execution of a purchase contract with all costs of sale accruing to the Seller and perusal of all due diligence concerns associated with said contract.
 - Determination as to whether the Association's priority will be to hold and rent the garages, or to sell the Garages, or any combination thereof; and if Garages are to be offered for sale, the determination of a price fairly established to benefit the Association, and in the event of demand exceeding garages, a fairly established lottery to determine eligible purchasers.
 - Review of the Association Reserve accounts, and the recently completed Reserve Study to verify that the purchase of the Garages will not create a cash flow shortage and directly related increase in fees to all members.
 - Subject of full membership vote.
 - Nomination made by Chuck Rehmer; Seconded by Chalice Springfield.

Adjournment Time: 8:21 p.m.