

# WestFork Village News

Winter 2008

## WestFork Village Annual Association Meeting July 19, 2007 Meeting Minutes

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### Special Reminders

- Turn down your car stereo when driving in or out of WestFork.
- No oversized vehicles are to be parked on site. Review your covenants.
- Parking is allowed on the North side of 29th Street. The South side is a bike lane.
- 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 of 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.
- There is a "Lost and Found" in the Clubhouse.
- Please keep your garages clean. Dumpsters are just a few steps away.

### I. Roll

#### Residents/Tenants/Guests in attendance

#### Unit #

Kyle Pope	#505	Rick & Sue Budensiek	#808
Ken Eberly	#509	Wayne Leighton	#1408
Pat Pope	#301	Chalice Springfield	#1004
Jan Overmeyer	#904	Adam Swenson	#812
Dean & Judy Bodwell	#1403	Jessica Anderson	#908
Erin Aichelman	#106	Cinda Johnson	#709
Jean Sherrod	#1104	Vikki Dinkel	#1211
Howard Wakkinen	Manager		

### II. Old Business

- 2nd Quarter Budget Report – Bruce
- Budget looks good – Discussion about increase of dues
- Alpine's Lawn and Landscape Report – Kyle
- Manager's Quiz and Review of WestFork Covenants - Howard
- Report on Garages
- WF Maintenance Specialist's Report – Dean
- WestFork Insurance - Scott

### III. New Business

- Election of 2007 – 2008 WestFork Village Board
- New Board Members: Wayne Leighton, Ken Eberly, Donovan Hockett, Kyle Pope, and Vikki Dinkel
- The Reserve Study from last year - Dues (Wayne)

### IV. Open Forum

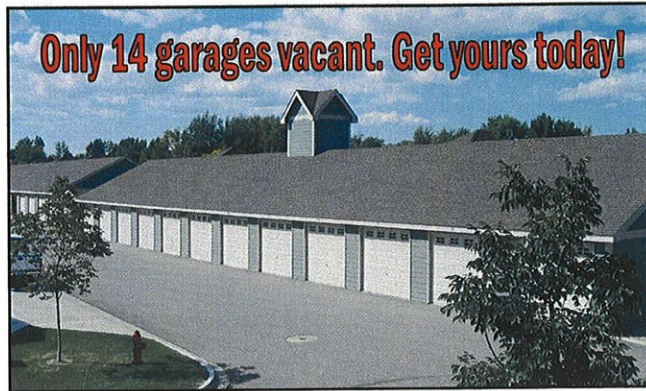
- Rocks on West side
- Spongy grass on North side of clubhouse
- Dead trees & shrubs
- Weeds/crabgrass in lawns – brought in by machines, fertilizer, fungus, or other?
- Shading patios – what is okay to do for covering? (#709)
- Broken windows (Milgard)
- Bldg. 15 – gutters
- East side of Bldg. 11 needs more water
- #403 – "Parking Warning!" (Parking by Bldg. 810)  
Trespassing – back gate, people picking locks, lock gate down

Adjournment Time: 8:02 p.m.

**\*\*Next Board Meetings:** September 20, 2007 (Thursday) at 6:30 p.m.  
November 15, 2007 (Thursday) at 6:30 p.m.  
January 17, 2008 (Thursday) at 6:30 p.m.  
March 20, 2008 (Thursday) at 6:30 p.m.  
May 15, 2008 (Thursday) at 6:30 p.m.  
July 17, 2008 (Thursday) at 6:30 p.m. (Annual Meeting)



# WestFork Garages For Sale!



WestFork HOA is now the owner of "The Garages". They are currently for sale for only \$4,000 each (introductory price) 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 Eberly at 378-7624, or rental information call Howard at 378-7502. New Frontier Bank is offering 100% special financing if needed, call Joyce Arreguin at 339-5100.

## Items of Interest

### HOA Dues Increase

As of January 1, 2008 HOA dues are now \$130.00/month. Make all checks payable to **West Fork Village**. Late fees are still assessed at \$20 for any payments received after the 10th of the month.

### Unauthorized Trash Dumping

We have been getting people from off site dumping their trash in our dumpsters. If you happen to witness this dumping, note the time, date and license number of the person dumping and report it to Howard. Better yet, if you have a digital camera, take a picture of them in the act and e-mail it to "onsitemanager@westforkvillage.org" with time, date, etc.

Also, if you have large items for disposal please contact the manager for temporary disposal. They can be stored in one of the garages until we have "Spring Clean-up Day".

Hazardous Waste (motor oil, old paint, car batteries, chemicals etc.) can be dropped off on Tuesday and Saturday 8:00am to 5:00pm at Weld Country Hazardous Waste Disposal - 1311 N. 17th Avenue, Greeley, CO.

Please recycle all paper products in paper bin and any aluminum steel cans, glass, and plastic items in the mixed recycled bin.

## 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.





## 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!



## More Items of Interest

### Clubhouse/Guest Suite Reservations

Reservations must be made with a written request. Request forms are located on the office counter and in the mail room. They will soon be on the web site ([www.westforkvillage.org](http://www.westforkvillage.org)). Requests must be in at least 48 hours prior to requested date.

### Pet Waste Complaints

Everyone received a warning letter for pet waste. From now on fines will be issued. If fines are not paid, a lien will be filed against your property and your pet will be evicted. It is much easier to do the right thing and clean up after your animals. To make a formal pet waste complaint it must be in writing and submitted to the WestFork Manager.

### Comcast Cable TV

Comcast Cable is here. Call 1-800-226-2278 for Cable TV, HDTV, High Speed Internet and Telephone service.

### Spring Clean Up Day

We will have another clean up day in April.

## WestFork Village Phone Numbers of Importance!

### Emergency Numbers

Police & Fire	911
North Colo. Medical Center (NCMC)	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 (HDTV not available)	1-800-531-5000
Comcast (TV, HDTV, Internet, Phone)	1-800-266-2278



### WestFork Village Home Owners Association

5775 W. 29th Street #1601

Greeley, CO 80634

E-mail: [onsitemanager@westforkvillage.org](mailto:onsitemanager@westforkvillage.org)

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

Emergency ONLY: (Howard) 405-0451

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



## EMERGENCY PREPAREDNESS

The Boy Scout motto is "Be Prepared." How prepared are you? This question may be somewhat rhetorical, but hopefully it will help you reflect on your preparedness in a variety of emergency-type situations. There are many events for which we can prepare, including but not limited to, blizzards, tornadoes, hurricanes, power outages, water contamination, and much more... Most of us will likely never experience these life-changing events, but as the old cliché goes, "It is better to be safe (prepared) than sorry." The following websites provide information about emergency preparedness and food storage.

<http://www.ready.gov/>  
<http://www.scouting.org/pubs/emergency/>  
<http://www.areyouprepared.com/>  
<http://www.yourfoodstorage.com/>  
<http://1stopfoodstorage.com/>  
<http://www.providentliving.org/>

Take a moment to browse them and if you come across any other good websites, please email them to [onsitemanager@westforkvillage.org] to go in a future WestFork newsletter. **Also, if you would be willing and able to provide some sort of relief (e.g., medical services, a 4-wheel drive vehicle, a willingness to shop for an elderly resident, etc.) to WestFork residents in emergency conditions, please send an email to the aforementioned email address with your contact information (e.g., cell phone #, address, and type of service/relief) to be kept of file by WestFork management. Thank you!**