



WestFork Village News

Winter 2010

Inside This Issue

Coming soon!	2
Guest Suites	2
Clubhouse Hot Tub	2
Dog Waste	3
Please Recycled	3
Hazardous Waste	3
Important phone #'s	3
Good Manners cont.	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 in-door extension cords outside.

Good Manners Make Good Neighbors! By Chuck Rehmer

Your association has the power to make and enforce rules, assess fines, and lien property for unpaid fines. Life is a lot simpler when neighbors work out solutions themselves. You and your neighbors have a mutual investment in your building; an additional investment in good manners only enhances this. The following strategies are suggested to help get along with your neighbors and be an asset to your Association.

Ask your Neighbor - Communication Cures All!

A good neighbor will ask their neighbor if there are any annoying sounds coming from their home. Often, we do not have a clue what type of sounds are noticeable. Ask your neighbor if they hear any sounds that you may have control over, or tell your neighbor what type of annoying sounds you are hearing. PLEASE remember to appreciate your neighbor's feedback; they will do the same for you someday. People living in the same building will need to make some reasonable accommodations to each other's mutual benefit. You and your neighbor can solve problems together much faster, and more efficiently, than enlisting a third part in almost all cases.

Sound Reduction Engineering

Your condominium has been constructed with many "sound-reduction" engineering materials and methods. In spite of this, *certain sounds* are still more predominant than others. There is no such thing as "Sound-proof Construction."

Quiet Time Hereby Established

In the interest of the quiet enjoyment of all residents, your board may establish quiet time hours from **10:00 PM to 10:00 AM**. Please be *extra sensitive* to more noisy activities during these times. No, we are not publishing a list of what you can and cannot do during these times; please use your "sound" judgment.

Guest Behavior

Please remember that you are responsible for your Guest's behavior at all times. You may have to remind them that there are families on the other side of the party wall. Also, please help direct them to a guest parking space so they are not parked in front of your neighbor's garage door.

Sub-Woofers Sound Systems and Loud Music/Audio Equipment Banned

Sub-woofers or boom-boxes have no place in a multi-family environment. The nature of these high-powered devices is vibratory and low frequency, which travels through materials such as concrete, wood, insulation and air spaces. **Sub-Woofers and Boom Boxes are hereby banned from use.** Loud music, although not as severe as the "woof-woof" beating, is also a problem. Your neighbor's right to quiet enjoyment supercedes your right to play loud music. If you are a loud music connoisseur, the Association encourages you to invest in infrared headphones for your stereo, and/ or your television.

Slamming doors or drop-closing cabinet doors

Door slamming and/or falling cabinet-door slamming can be heard through sound walls. Please be respectful of your neighbor in this regard. Check your sliding closet doors and cabinet doors for the plastic noise bumpers; these help a great deal. Notify the manager if you are missing any.

Repetitive Opening and Closing of Garage Door

Frequent opening and closing your garage door, for any reason, is an annoyance to adjoining units. Garage doors should be used for vehicle entry and exit, not for coming and going pedestrian egress. Also, please remember the Covenant to keep your garage doors closed while not in use. This is also a good security and energy saving measure.

Loud/Fast Vehicles

If you have a loud and/or fast vehicles. Please try not to show-off "in your own nest" (project)! Your neighbors will appreciate your fine vehicle and respect your behavior for keeping a safe (10 MPH) speed on Association Streets. Even if you don't have a loud/fast vehicle, **please drive the 10 MPH speed limit** anyway; after all, you are moments away from going 75 MPH on the highway.

No Smoking in Rentals

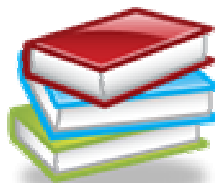
Just a reminder, smoking is discouraged all rental homes. Smoking inside your own home is a privilege, but can also be a resale liability. In severe cases of chain smoking, the smoke can penetrate the sheet-rock walls to your neighbor's home, and in this case the Association will be required to take action.

Pet Responsibilities

Pets are strictly a **privilege** and subject to registration and board approval. You are responsible for keeping your pet leashed at all times it is outside your home. Turning your pet loose in the middle of the night may seem convenient, but is offensive and irresponsible. Please keep a pet glove with you at all times and "doo your part!" Pets left alone for extended periods can be an annoying barking nuisance unbeknownst to their absent owners. For a more complete explanation of pet responsibilities see manager for a pet permission application.

Coming soon:

WestFork will be putting up shelves in the Club House for any used Books, DVD's, and Tape's that you would like to share with your neighbors. Please take a book and leave a book.



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 the managers. If more articles are submitted we will put out newsletters more often.

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.

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 sleep 4.
+tax

Two queen beds, Jetted tub, computer desk, TV, large closet, continental breakfast.

Guest Suite B The Honeymoon Suite

\$60.00/night sleeps 2.
+tax

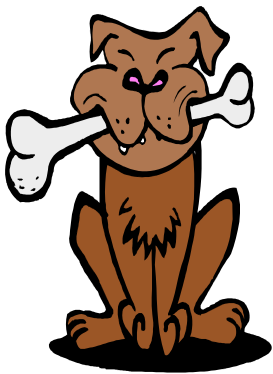
One queen bed, Jetted tub, TV, continental breakfast.



Dog Waste

This may sound like a broken record to many residents at West Fork, 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 aesthetic. 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!



☺ Please Recycle ☺

Most of the dumpster areas contain green recycling bins. Please recycle when possible.

Acceptable items for recycling in the “Paper” bins:

News Papers, Junk Mail, Brown paper bags, Cardboard, Catalogs, Magazines, Phone Books, Chipboard, (cereal boxes, shoe boxes, etc.) Colored Paper, Computer Paper, Copy Paper, Envelopes, Coated Paper, Paper back books and manuals.

Acceptable items in the “Commingled” recycling bin:

Aluminum Cans, Glass Bottles, Jars, Plastic Bottles, Plastic Jugs, Tin and Steel cans

Non-Acceptable items:

Aluminum Foil ☹ Auto Glass ☹ Ceramics ☹ Batteries ☹ Light Bulbs ☹ Treated Wood Painted Wood ☹ Camera Film Canisters ☹ Paper Towels ☹ Plastic Wrap Plastic Grocery Bags (Please return to your supermarket) ☹ Porcelain ☹ Styrofoam Waxed cardboard or paper ☹ Wet or soiled paper ☹ Used paper cups and plates.

☠ Hazardous Waste ☠

Do not dump any hazardous waste in the dumpsters, on the ground, or in the gutter! Weld County has a place to take hazardous waste for FREE! It is located at 1311 N. 17th Avenue, Greeley, CO. They are open every Tuesday & Saturday 8:00 AM to 5:00 PM (excluding holidays) You may call them at 304-6415, ext. 2233 or web site at www.co.weld.co.us

They are happy to take any old or unused:

Cleaners ☹ Paints ☹ Batteries ☹ Aerosols ☹ Motor Oil & Oil filters Gasoline ☹ Antifreeze ☹ Pesticides ☹ And more!

WestFork Village Phone Numbers of Importance!

Emergency Numbers

Police & Fire	911
North Colo. Medical Center (NCCMC)	352-4121
Poison Control	1-800-332-3073
Greeley Police - non emergency	350-9600
Colorado State Patrol	(303) 239-4501
Road Reports	511
Xcel Energy (electric)	1-800-895-4999
Xcel Energy (electric emergency)	1-800-895-1999
Atmos Energy (gas)	1-888-442-1313
Atmos Energy (gas emergency)	1-800-662-6185

Cardinal Broadband (telephone,

DSL service, DirecTV service and

Installation) 1-800-338-6919

Comcast (Cable TV, Internet, phone) 1-800-266-2278

DirecTV 1-800-531-5000

WestFork Village Home Owners Association

5775 W. 29th Street #1601

Greeley, CO 80634

E-mail: onsitemanager@westforkvillage.org

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

Emergency ONLY: (Dean & Judy) 301-5323

www.westforkvillage.org
Phone: (970) 378-7502
Greeley, CO 80634
5775 W. 29th Street #1602



Continued from page 1, Good Manners Make Good Neighbors!

Loud Feet

Certain types of shoes (boots, high-heels, etc) make more noise than others. Our upstairs homes at have shoe benches at the entry so you can take your shoes off at the bottom of the stairs. Stairs are more prone to transmitting noise. Running and jostling children also appear to create more transferable noise. Please try to keep children reasonably under control indoors. Upstairs residents should be conscious of the residents living below them.

Loud Voices/Arguments

Yelling, screaming, and loud phone calls can also be heard in adjacent units. If you need to have an “intense phone call” please use your cell-phone inside your car out of respect for your neighbors. A wise old married woman (60+ years) once told me the secret to their marriage: “We never fight in the house; if we need to have an argument we go outside. That way we can both go back to the house and make up; if you argue in the house, someone usually has to leave!”

Parking Issues

There is no overnight parking on site for RV’s, Boats, etc. You can park during a brief staging period as long as you are not blocking the fire lanes or other parking spaces. Please make sure your guests are not parked in your neighbor’s driveway; if they have not been here before, orient them to a guest parking area.

Police Matters

Your Association is **not** a police department. Any behavior that is violating the law should be reported to 911 first, not to the Association. WestFork Village is served by the Greeley Police Department who will respond to emergency calls. A copy of a police complaint may be considered as evidence by the Association to substantiate violations of covenants, and to initiate the warning and fine process.

Your Association polices exist primarily to address civil issues that the police have no authority over on private property (parking, pets, clotheslines, etc.). However, there is some overlap. Load parties, loud stereos, obnoxious, intimidating, or threatening behavior are all infringements on neighbor rights that are governed by City Ordinance and The Covenants.

Clubhouse and Fitness Center Rules

Your Clubhouse and Fitness Center operates under strict guidelines to minimize liability to you and your Association. You and your guests must obey the established rules and polices; you are responsible for your guests at all times. Manager enforcement of the rules is less desirable than self-enforcement. You may feel that the managers should be less strict, but please remember they are enforcing the polices adopted by your Association and Insurance Company. Please remember it is not about you, it is just about them doing the job your association hired them to do which includes preventing damage and potential liabilities.

The Golden Rule

Treat others as you expect to be treated. *Your personal rights stop when they cross the line to interfere with your neighbor’s rights.* We are all members of a great village community and our small investments in personal behavior will pay large dividends.

Chuck Rehmer is the founding/first board President of WVOA, president of 3 other associations, designer/developer of 3 multi-family associations. He is also a Realtor the Group Inc. of Greeley and takes pleasant calls regarding numerous association issues. He is also a landlord of numerous multi-family properties including one at WestFork Village. He can be reached at crehmer@gmail.com