

The West Lochwood Newsletter



Everyone Is Welcome To Join Our Monthly Board Meetings:

LOCATION & TIME:

St Joseph Episcopal Church
7:30PM

Monday, June 1st
Monday, July 6th
Monday, Aug 3rd

Fire Safety in Our Community | A Message to WELCA Neighbors

Our hearts go out to the family at 1136 South Owens Court, who recently experienced a house fire. Moments like this remind us how quickly life can change, and how important it is for all of us to be prepared.

With drought conditions at an extreme level across the region, our open spaces, grasses, and trees are tinder-dry. A single spark from a campfire, a cigarette, or equipment can ignite a wildfire that moves faster than most people expect.

Here's how WELCA neighbors can stay safe this year:

Inside your home: Test smoke detectors monthly, replace batteries annually, and have a fire extinguisher in the kitchen. Make sure every family member knows two ways out of every room.

In your yard: Clear dead vegetation, leaves, and debris at least 30 feet from your home. Avoid using power equipment on hot, windy days. Never leave grills or fire pits unattended.

In the community: Report any smoke or suspicious burning to 911 immediately.

Have a go bag ready: Living near the foothills means wildfire evacuation is always a possibility. Keep essentials packed and know your evacuation route.

Let's look out for one another. If you see a neighbor who might need help preparing, offer a hand. That's what makes WELCA a community.

Your Neighborhood. Your Voice. Your Community.

West Lochwood is more than just a neighborhood, it's a community shaped by the people who live here. One of the best ways to stay informed, share ideas, and help guide the future of our neighborhood is by attending the monthly WELCA meetings.

These meetings are where neighbors come together to discuss community projects, neighborhood concerns, upcoming events, safety updates, covenant topics, and ideas for making West Lochwood even better. Whether you have a question, a suggestion, or simply want to stay connected, your participation truly makes a difference.

You do not need to be an expert or serve on a committee to attend. In fact, many of the best ideas and improvements in our neighborhood have started with residents simply showing up and joining the conversation.

We encourage everyone, *especially new residents*, to come meet your neighbors, stay informed, and be part of helping West Lochwood continue to thrive. We hope to see you at the next meeting!

Meetings are held on the first Monday of every month (check website for some months may change). Located at Saint Joseph Episcopal Church, just south of WELCA on Jewell (behind the Safeway).



This is a reminder to you to pay your WELCA annual dues of \$40 for 2026

Using the enclosed, pre-addressed envelope, make your check payable to WELCA. To ensure our records are accurate, please include your WELCA street address if it is different than what is printed on your check. Also, if you would like Newsletters and announcements emailed please include your email address on your check.

You can also pay your dues straight to the Treasurer via Venmo. Be sure to include your street address & email.

@Jim-Foster-47



venmo

Paying your homeowner dues is voluntary. Abiding by and following covenants is mandatory by law!

Special Events

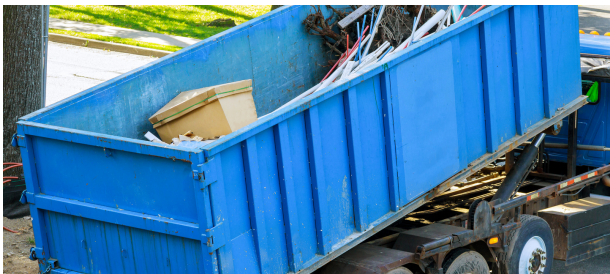
Community Garage Sale



June 4th – 7th

Join neighbors in holding a garage sale this weekend and take advantage of people shopping with ease, with WELCA being a one-stop shop for everyone.

Dumpster Day Clean-Up



June 13th | 7:00 AM – 12:00 PM

Dumpsters will be provided for members who have paid dues (dues can be paid day of). Dumpsters will be located @ S. Pierson St. in front of the Jeffco Virtual Academy. Dumpsters will arrive between 7 – 7:30 AM

Volunteers needed to help unload cars and trucks, please EMAIL: info@welca-hoa.com

Street Clean Up – W Florida Ave



June 6th

Please join us to clean up debris along W Florida Ave. The more people we have, the quicker the job will be. Please sign up here!



Family Movie Night in the Park



August 1st

Coming back by popular demand, we will play a family-friendly movie that will start just before dark. Dinner from a local food truck will be available for purchase, along with FREE icy snow cones thanks to our community sponsor.

Addressing Covenant Violations in Our Community in 2026

This year, WELCA board members will be making an extra effort to address many concerns that have been brought to the board's attention with regard to covenant violations. You will notice the included letter with this newsletter, going over some details here. Our focus is on helping residents bring their properties back into compliance rather than simply penalizing. In many cases, this

means collaborating with homeowners to find practical solutions, whether it's guidance, extra time, or connecting them with resources to get things corrected. As always, we thank you for your cooperation and for helping us keep West Lochwood a welcoming, well-maintained place to call home. Together, we're preserving not only the look of our neighborhood but the pride we all

share in living here. Any violations you would like to report? Please submit to Info@welca-hoa.com.



Keep WELCA Crime Free! The Power of Community Watch

A safe neighborhood doesn't happen by chance, it happens when neighbors come together, look out for one another, and take an active role in preventing crime. While law enforcement plays a vital role in community safety, the first line of defense is often the people who live there. Here are 5 items to help you and your neighbors work together to

keep WELCA crime-free. To highlight #4 on the list, a community member has started a WELCA Facebook Group. This allows members to update everyone immediately upon noticing suspicious behaviors. The group can be found by searching "**West Lochwood Community**" under Facebook groups.

1. Get to Know Your Neighbors
2. Keep an Eye on Each Other's Homes
3. Report Suspicious Activity
Jeffco Non-Emergency # 720-980-7300
4. Use Technology to Stay Connected
5. Promote a Sense of Community

Special Thanks to Our Sponsors



LOOKING FOR A REALTOR?

I'm your West Lochwood neighbor and real estate expert, armed with insider info that outshines all other agents in town!




JAKE RAPPLEAN | Realtor
 ☎ 720.694.0771
 ✉ jake.rapplean@cbrealty.com



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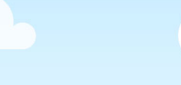
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