

The West Lochwood Newsletter



Everyone Is Welcome To Join Our Monthly Board Meetings:

LOCATION & TIME:

St Joseph Episcopal Church
7:30PM

Monday, Aug 3rd

Monday, Aug 31st (Sept Meeting)

Monday, Oct 5th

Family Movie Night Returns!

WHEN: Saturday August 1st

TIME: Starts 6:30 PM (Movie will start around 8:15 pm)

WHERE: Jim Hoida Memorial Park

Get ready for one of WELCA's new favorite summer traditions! After a fantastic turnout last year, *Family Movie Night in the Park* is back and promises another fun-filled evening for neighbors of all ages. Bring your family, friends, lawn chairs, blankets, and your favorite beverages, then settle in for a relaxing evening under the stars. Arrive by 6:30 p.m. to

enjoy the park, visit with neighbors, play yard games, and purchase dinner from our on-site food truck before the movie begins. As a special treat, FREE Kona Ice will be available for everyone, courtesy of one of our generous neighborhood sponsors.

The movie will begin after dark, at approximately 8:15 p.m., making for the perfect summer evening with neighbors and friends.

Over the next few weeks, be sure to follow our Facebook page, Lochwood Residents WELCA, where you'll have the opportunity to vote on this year's featured movie. We want the neighborhood to help choose what everyone will enjoy on the big screen!

We can't wait to see you at Jim Hoida Park for another memorable Family Movie Night in the Park!

Renters Are an Important Part of Our Community!

Whether you own your home or rent it, you are an important part of our neighborhood. WELCA is committed to building a welcoming, connected community, and we invite all residents to get involved.

For just \$40 per year, renters can become WELCA members and enjoy all of the community events and activities throughout the year. While we understand that most landlords do not pay annual association dues on behalf of their tenants, we've intentionally kept the membership fee as affordable as possible so every household has the opportunity to participate.

From Movie Night in the Park and the Easter Egg Hunt to community clean-up days, holiday events, and other neighborhood activities, there are plenty of ways to meet your neighbors and help make our community an even better place to live.

Being a great neighbor also means helping protect the appearance and value of our community. All residents, whether homeowners or renters, are expected to follow the neighborhood covenants. These standards help keep our neighborhood clean, safe, and enjoyable for everyone.

If you're new to the neighborhood or simply want to learn more, we encourage you to visit welca-hoa.com to review the community covenants and learn about upcoming events.

We're glad you're here, and we hope you'll join us in making our neighborhood a place we're all proud to call home.



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

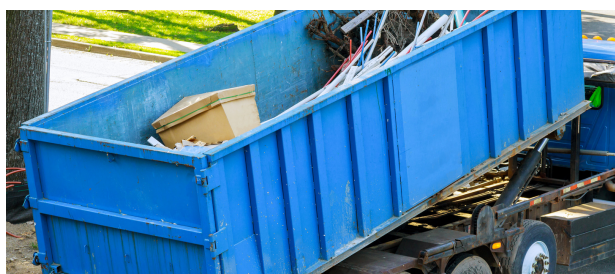
Family Movie Night in the Park



Saturday, Aug. 1st | 6:30 PM

Coming back by popular demand, we will play a family-friendly movie that will start just before dark.

Dumpster Day Clean-Up



Sept. 19th | 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

Santa Visit



Saturday December 12th

Santa will hand out candy canes & be taking photos. The Board is working on a new structure this year to hopefully allow for everyone to have the opportunity to see Santa. More info to come!

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.



Common Space Clean-up

WELCA is investing in the appearance of our neighborhood by hiring professional landscapers to clean up several highly visible common areas. Work will include removing weeds around the Quail Street entrance signs and cleaning up Rock Island, the long strip of rocks that runs east from Quail Street along Jewell Avenue toward Kipling. Crews will also pull weeds,

trim bushes, and refresh the landscaping around the New Mexico Avenue entrance into Lochwood Hills.

These projects are part of our continued effort to keep our entrances and shared spaces attractive, welcoming, and well maintained for residents and visitors alike.

We hope to continue with some of the other entrances along with re-rocking and some sign repairs. We will be stretching these out into next year to manage the budget.



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
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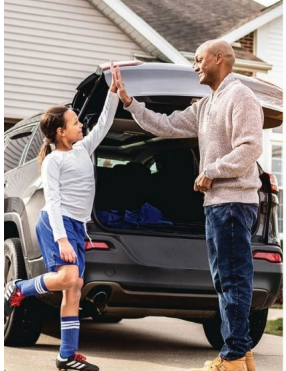
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