

# THE LOCHWOOD NEWS

West Lochwood Civic Association – June 2024

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## Deputy Sheriff Visits WELCA

Community Resource Deputy Mark Bybee visited the June board meeting to give us an update on crime in West Lochwood and a number of helpful ideas on how to stay safe and ward off potential thieves. There have been 2 mental health calls, 1 suspicious call, 1 assault, 4 motor vehicle thefts, and 1 vehicle trespass in West Lochwood this year. Last year the Denver area topped the charts for vehicle thefts in the country. This year the numbers are down, but still high. Make sure you check that your car is locked if parked outside over night. This alone will lower the chances of theft.

To see specific crime reports for your area check the website [CommunityCrimeMap.com](http://CommunityCrimeMap.com). Other tips to remember are to always check your house doors are locked when you're not home and at night, and make sure your garage door is closed. Help out your neighbors too, if you see a garage door open at odd hours, call, text, or go meet your neighbor and let them know the garage door is open. Using simple outdoor lighting to discourage would be burglars from breaking in at night; a dark house will be a target for sure. Don't leave valuables in your car or packages sitting on the doorstep.

If you are planning on being away on vacation you can contact the Jefferson County sheriff and request a vacation check. When deputies have time they will drive by your house while you're away. Call the non-emergency phone number (303) 271-0211. When you are out and about in public it is always a good idea to be aware of your surroundings.

Situational awareness can help you when you are out in public. Keep your head up and eyes moving to spot any potential unwanted situations. Don't get tunnel vision and only focus on one thing. Trust your gut feeling, if something does not seem right to you it most likely is not. Learn to predict events and how you would respond, play the "what if" game.

Beware of scams. Slow it down, scammers often create a sense of urgency to bypass your instincts. Take your time and slow down, if someone called you and you get a bad feeling, just hang up. Trust your gut instinct. If you get an unexpected phone call, text message, or email, hang up/don't respond, instead contact the organization or person who contacted you directly. No reputable person or agency will every demand payment on the spot. Often scammers will tell you to buy gift cards and send them electronically. No bill will ever be paid with gift cards.

Feel free to call the non-emergency line anytime you want to report a crime, have questions, or need help from a deputy (303) 271-0211

Stay safe out there neighbors!

## Covenants Corner

Summer yard maintenance.

We all have a lot going on in our lives but we still need to take care of our landscaping and help our neighborhood look the best! If you live in Filing number 4 or 9 there are specific rules about the appearance of your house and yard. Sections 6.5 and 6.6 cover these rules.

*Section 6.5 Maintenance of Lots and Improvements. Owners are responsible for the maintenance, repair and replacement of the property and improvements located within their Lot boundaries. The Association, and its agents, shall have the authority, after giving the Owner 30 days written notice, to enter, replace, maintain, repair and clean up Lots which do not conform to the provisions of this Section, and to charge and collect from the Owner thereof all reasonable costs related as a Supplemental Assessment hereunder.*

*Section 6.6 Landscaping Requirements and Restrictions. The landscaping of each Lot shall be maintained by the Owner in a good, neat, attractive and well-kept condition in direct comparison to neighboring Lots in the area, whether xeriscaped or with turf, which shall include lawns mowed, hedges, shrubs, and trees pruned and trimmed, and removal of excessive weeds and debris. Owners shall be prohibited from pushing or depositing snow, leafs, debris and other items removed from their Lot onto the sidewalk or the street bordering such Lot.*

Has your lawn been neglected over the years? Have the trees become over-grown? Are the weeds taking over your yard? Fencing blown down or failing? Having trouble getting out and maintaining your yard? Some residents in Lochwood have expressed interest in volunteering to help getting yards fixed up and looking great again. If you need help please send an email to the board ([info@welca-hoa.com](mailto:info@welca-hoa.com)) and we will do what we can to help. If you would like to volunteer, send an email as well.

RV, Campers, and trailer parking.

Over 20 parking violations have been reported to the board this spring. The board sent violation letters to each and every one. We are trying to get this problem taken care of. If you own an RV, camper, boat, or utility trailer, you are not allowed to park it on your lot unless it is in the garage or behind a 6 foot tall fence. You are also not allowed to park these types of things in the street for more than 72 hours. It is dangerous to have large RV's and trailers on the street. Please make the necessary arrangements to store your RVs, campers, trailers, and junk cars off site, in your garage, or behind a 6 foot tall fence. The majority of the residents here do not want to live in a RV storage facility so please keep this in mind before parking your recreational vehicles in the driveway or side yard.

## 2024 Special Events

Spring Clean-up: June 15th

July 9th board meeting, **attend and enter to win a gift card!**

Fall Clean-up: September 21st

Annual meeting: Tuesday, November 12th

Holiday Lighting Contest and Santa visit: December 14th

Email us at [info@welca-hoa.com](mailto:info@welca-hoa.com) in advance for more details or to volunteer.

## 2024 Dues

**This is your second notice to pay your annual dues of \$30.**

See the other side of this newsletter for the dues letter. Please plan on returning your dues check in the envelope provided or pay with Venmo if you have not paid your dues yet this year.