

West Lochwood Civic Association

Annual Report

2024

Introduction

The West Lochwood Civic Association (WELCA) is for residents of Lochwood, located in a section of unincorporated Jefferson County - District 1. The boundaries of the Association are those who live generally west of Kipling Parkway, north of Jewell Avenue, east of Union Blvd., and an imaginary line south of Mississippi Street, who are not residents of the City of Lakewood. WELCA is subdivided into 6 separate filings (Filing 4, Filing 6, Filing 7, Filing 8, Filing 8A, and Filing 9). Please see the map of the area on our website (welca-hoa.com) under the "Map and Covenants" section of the website.

The Organizational By-Laws for WELCA require that the Board of Directors prepare and distribute an Annual Report to the members at the time of the Annual Meeting (normally held in November (see Article V, Board of Directors, Section V, Annual Report)). The purpose of this report is to the membership (WELCA homeowners) the condition of the Association and its property.

The West Lochwood Civic Association functions as a Non-Profit Incorporation under the Laws of the State of Colorado. Articles of Incorporation were filed with the Colorado Secretary of State on February 24, 1976.

The purpose of the Incorporation was identified as: ***"to work toward the betterment of and to combat deterioration in its area; to aid, assist, represent and advance the interests of the residents and owners of its area of membership."***

Board of Directors

The WELCA By-Laws provide for the election of a Board of Directors to manage the affairs of the Association. The By-Laws provide for up to 15 members on the Board. At the Annual Meeting members of the Association vote on who will serve on the Board for the coming year. Fifteen positions are available to be elected for the coming calendar year 2025. There are no term limit restrictions governing how long someone may serve. All Board members serve on a volunteer basis with no compensation. Board members are reimbursed any expenses incurred that have been approved by the Board.

There are currently five members serving on the Board. Table 1 lists those members and the filing number they reside in. There are currently ten unfilled positions including the Secretary. At the Annual Meeting the new suite of members will be elected. At the December meeting the new Board will select the four officers allowed for in the By-Laws: President, Vice President, Secretary and Treasurer.

Table 1 shows that while the Board has representation from four of the Filings in Lochwood but there is no representation from either Filing 8, 8A or 9.

Our board participation is at an all-time low. We currently have 5 active board members, and still have a vacancy for the secretary position. The current members have been serving on the board for many years. We would also like to have members from each of the 6 filings in West Lochwood. Currently we do not have a member from filing 8, 8A, or 9. Without a few new faces and some new ideas and energy our association could cease to exist. This would mean all the common areas in need of maintenance would go unkept and start to look bad. We would not provide dumpsters and metal recycling twice a year to get rid of larger items like, yard debris, large unwanted furniture, old appliances, etc.

The current board has discussed dissolving the association. For years the board of directors have been trying to get more people interested and involved in the association. We welcome new ideas to come and add to the community leadership. We have offered door prizes at board meetings, written newsletter articles, and handed out flyers at events trying to let you know we need and encourage your input and ideas.

The board receives criticism from several different residents every year. We are here to serve the community and enforce the covenants to keep everyone's property values at the top of the scale.

We are limited in our ability to serve the community because we currently do not have enough volunteers willing to join the board of directors and help. We hold monthly board meetings that last no more than 90 minutes. We need people to do a few hours of work each month outside of the board meetings.

Without new board members the current board members will be forced to dissolve the association.

Financial Condition

WELCA is in good financial condition going into 2025. As of November 11, 2024, WELCA had \$10,424.44 available in checking and savings accounts. Income for the year has been \$10,330 (338 of 669 dues paid) Total expenses have totaled \$12,626. The budget for 2024 was set at \$14,078 with an estimated dues collection of \$11,500.

Common Properties and Maintenance Practices

WELCA does not hold title to any actual real property assets in the West Lochwood community. However, there are several properties that are parts of public rights of way that require periodic maintenance, particularly in the summer growing season. WELCA does maintain these properties with emphasis on weed control, trash removal, graffiti removal, and other maintenance.

WELCA also maintains eight individual entrance signs, located at several main access points identifying to people that they are within the boundaries of WELCA which is a covenant-controlled community.

Covenants

Properties within the Lochwood Community are subdivided into six separate filings which are governed by six different sets of covenants. These covenants are enforced by individual property owners with support from the WELCA Board of Directors. The covenants were created by the original developer, Wood Brothers Homes, and filed with Jefferson County. The covenants are in place to keep all individual properties maintained and looking great to help everyone's property values. The covenants are part of each residential property deed in Lochwood. At the purchase of your home the realtor provided a copy of the covenants for your filing. By signing the contract, you agreed to abide by the terms of the covenants specific to the filing where your home is located. Most of the covenants are identical except for those governing Filing 4 and Filing 9. In 2015 the residents of Filing 9 approved a revised set of covenants that are more tied to Colorado State Law governing Homeowner Associations and Civic Associations called the Colorado Common Interest Act (CCIOA). In May of 2019, the homeowners of Filing no. 4 voted in a similar revised set of covenants that are more parallel to CCIOA. Copies of the covenants reside on the WELCA website: <http://www.welca-hoa.com>

Covenant Enforcement

Covenants are enforced by actions of individual homeowners combined with assistance from the WELCA Association. There are two different methods of enforcement:

1). For Filings 6, 7, 8, and 8A: When a potential violation is reported the infraction is verified by the Board of Directors and the property owner is contacted and asked to correct the infraction. The homeowner is given 30 days to fix the violation. Additional letters are written if the violation has not been

addressed by the homeowner. The homeowner is encouraged to come meet with the WELCA Board to discuss mitigating factors or request a repeal of the infraction. The strongest recourse for the WELCA Board is additional letters, or in extremely rare case, the potential of Small Claims Court.

2). Filings 4 and 9 (Amended, Restated, Protective Covenants): For Filing 4 and Filing 9 WELCA follows procedures in the WELCA Covenant Enforcement Policy and the policy is available on the WELCA website. This Covenant Enforcement Policy gives the WELCA Board more leverage through fines versus just letter writing to resolve covenant issues.

To summarize the procedures in Filing 4 and Filing 9: when a potential violation is reported (in writing) the infraction is verified by the Board of Directors and the property owner is contacted by mail and asked to correct the infraction. The property owner is given a 30-day period to make the corrections before a second notice is sent. The homeowner (in violation) is allowed to appeal the violation, and talk to the WELCA Board, about any mitigating circumstances.

For Filings number 4 and 9, if the violation is not fixed within 30 days, a second notice is sent, with a \$100 penalty included in the notice. If corrections are still not corrected, then a third notice is sent with an additional penalty of \$250 is assessed against the property. If the violation is not corrected, then a letter from an attorney may follow where WELCA is considering legal action in civil court.

It is NOT the goal of the WELCA Board to fine people to make money or take homeowners to court. We want to work with all parties to resolve the violation, listen to both parties and be fair. If needed the WELCA Board can grant extra time to resolve an issue if visible progress is being made to mitigate a problem.

The board decided in April 2024 to patrol and locate all illegally parked vehicles, campers, trailers, boats, and RV's in Lochwood. The board has sent out 32 violation letters to residents and owners in the association who have violations. To date 11 of these violations have been corrected and no fines assessed. Members of the association visited our July and August board meetings to protest and discuss our parking covenants.

Jefferson County Zoning or Sheriff Department: The WELCA Board utilizes the Jefferson County Zoning department in these filings (6, 7, 8 and 8A) for tall weeds or clutter being stored on a property as these are not directly written into our covenants. Similarly, any violation in the public streets (such as a parked trailer, or unlicensed car in the street) is reported to the Jefferson County Sheriff's Department. WELCA has no enforcement right in public streets, which are maintained by Jefferson County.

2024 Community Activities

As part of the strategy to improve community betterment WELCA has sponsored several community activities. These events include sponsorship of a community wide garage sale, both Spring and Fall neighborhood clean-up initiatives (allowing paying members to deposit trash into large roll-off dumpsters), and a Christmas Light decorating contest. New in 2024 was a Easter Egg hunt help at Jim Hoida Memorial park. In 2024 the following events were held:

- Easter Egg Hunt was held on March 30th
 - Very well attended by members of the community. We also had several volunteers who helped with planning and execution.
- The neighborhood garage sale was held on multiple days May 16th – 18th and June 6th – 9th
- The Spring neighborhood clean-ups was held on June 15th
 - Filled up 5 dumpsters, could have used one more. Also had metal recycling available.
- The Fall neighborhood clean-up was held on September 21st
 - 5280 delivered 4 dumpsters before 7 a.m. – this helped in keeping the line moving and filling up all 4 by the end of the day. Metal recycling was available.

- The Christmas Lighting contest will occur in December. Judging the best Holiday displays will be held on December 14th along with Santa's visit

West Lochwood Civic Association - Board of Directors

Table 1

Name	Position	Filing
Andy Yarnell	President	4
Mike Goddard	Vice President	4
Jim Foster	Treasurer	7
-	Secretary	-
Stephen McReynolds	Board member	6
Lucidell Smoczyk	Board member	6