

# The West Lochwood Newsletter



## Everyone Is Welcome To Join Our Monthly Board Meetings:

### LOCATION & TIME:

St Joseph Episcopal Church  
7:00 PM

Monday, April 7th

> Special Guest: West Metro Fire District, Board Director

Monday, May 5th

Monday, June 2nd

## Easter Is Here! Bring On The Egg Hunt! WELCA's Annual Egg Hunt Is Back!

**WHEN:** April, 19th 2025, 10:00 AM

**WHERE:** Jim Hoida Park

Spring is in the air, and with it comes the much-anticipated return of our community's annual Easter Egg Hunt! After taking a brief hiatus due to the pandemic, this cherished tradition is back and bigger than ever. On **April 19th at 10:00 AM at Jim Hoida Park**, kids of all ages are invited to grab their baskets and join in the hunt for over 1,000 colorful eggs

hidden throughout the park. Last year's event was a tremendous success, with a large turnout of families eager to celebrate the season together. The joy and excitement on the children's faces as they discovered eggs made it clear that this tradition is one worth continuing. Families can look forward to a morning filled with excitement as children race to collect eggs, making memories that will last a lifetime. Whether it's a toddler taking their first steps toward a brightly colored egg or an older child strategizing for the ultimate haul, there's fun to be had by all. *Volunteers Needed to Make the Magic Happen* - While the thrill of the hunt is the main attraction, a successful event like this relies on the helping hands of our amazing community members.

Volunteers are needed to stuff eggs, donate candy, and hide the eggs on the day of the event. If you're looking for a way to give back, meet your neighbors, and be part of something special, this is the perfect opportunity! **To Volunteer and/or RSVP**—just scan the QR code provided here or visit the WELCA website for the link to sign up. Whether you can spare an hour to fill eggs with goodies or want to be part of the action on event day, your support is essential in making this event a success. Mark your calendars, spread the word, and let's come together as a community for a day of fun, laughter, and plenty of Easter surprises. We can't wait to see you there!

[RSVP & Volunteer Link](#)

SCAN ME



## Covenants Corner | The Importance of WELCA Covenants: Yard Maintenance & RV/Boat Parking.

Living in a community with covenants comes with many benefits, including maintaining neighborhood aesthetics and preserving property values. One of the key ways this is accomplished is through WELCA covenants—rules designed to keep our community looking its best while ensuring a safe and harmonious environment for all residents. Two critical aspects of these covenants are yard maintenance and RV/boat parking. Understanding and following these guidelines helps create a pleasant and cohesive neighborhood for everyone, including tenants if you are currently renting.

### **Yard Maintenance: Keeping the Community Beautiful.**

A well-maintained yard is more than just a matter of personal pride—it enhances the overall appeal of the community and contributes to property values. If you live in Filings 4 or 9 – According to *Section 6.5* of the WELCA covenants, homeowners are responsible for maintaining, repairing, and replacing landscaping and improvements within their lot boundaries. If a property falls into disrepair, WELCA has the authority to step in after providing a 30-day written notice, and the cost of the maintenance will be assessed to the homeowner. Similarly, *Section 6.6* outlines specific landscaping requirements. Lawns must be mowed, hedges and trees pruned, and weeds and debris removed regularly. Whether a property is xeriscaped or covered in lush green grass, it should be maintained in a neat and attractive condition that matches the overall look of the community. Additionally, homeowners should be mindful of snow, leaves, and debris. Pushing these items onto sidewalks or streets is not allowed, as it creates hazards and detracts from the neighborhood's appearance. By staying on top of yard maintenance, homeowners not only comply with WELCA's rules but also contribute to a more vibrant and welcoming environment for everyone.

***Check your filing for specific covenant details.***

### **RV & Boat Parking: Keeping Streets Safe & Clear.**

Owning an RV, camper, boat, or utility trailer is a great way to enjoy the outdoors, but where these vehicles are stored can impact the safety and appearance of the community. To ensure streets remain safe and uncluttered, covenants stipulate that these types of vehicles cannot be parked on a homeowner's lot unless they are stored in a garage or behind a six-foot-tall fence. Furthermore, RVs, boats, and trailers may not be parked on the street for more than 72 hours. Large vehicles can obstruct views, create safety hazards, and reduce the curb appeal of the neighborhood. WELCA encourages homeowners to make arrangements to store these vehicles offsite or in designated areas that comply with community guidelines.



*A great example of parking an RV behind a 6ft fence*

### **A Commitment to Community Excellence.**

Following the covenants ensures that everyone in the community enjoys a well-kept, attractive, and safe environment. For any questions or concerns regarding these policies, residents are encouraged to reach out to the WELCA Board and visit the website for all covenant guidelines.

### **Street Adoption Clean-Up | Help Wanted**

Exciting news, neighbors! Did you know WELCA has adopted W. Florida Ave between S. Kipling Pkwy and S. Union Blvd, and we're gearing up for a fantastic community Clean-Up Walk this May? It's the perfect chance to come together, make a difference, and have some fun while sprucing up our neighborhood. Stay tuned for all the details; date, logistics, and more will be coming soon to our website, Facebook, and Nextdoor. Let's make our streets shine!



# Special Events

## COMING SOON:



### Easter Egg Hunt

April 19th @ 10:00 AM

Jim Hoida Park

Have your kids bring a basket and be ready to hunt! We have over 1,000 eggs that will be hidden!



*Volunteers needed to stuff eggs, donate candy, and hide eggs the day of, please sign up by scanning the code on cover page or visiting the WELCA website*

## Later This Year:



### Community Garage Sale

June 5th - 8th

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 on the hunt.



### Spring Clean-Up

June 14th | 7:00 AM | S. Pierson St

Dumpsters will be provided for members who have paid dues (dues can be paid day of).

*Volunteers needed to help unload cars and trucks, please EMAIL: [info@welca-hoa.com](mailto:info@welca-hoa.com)*

### Dues Reminder:

If you have not paid the \$40 dues yet for 2025 please Venmo our Treasurer Jim Foster here:



Thank you to all that have already paid! Your dues go a long way in keeping events running while protecting your neighborhood needs.

## 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's 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 Immediately
4. Use Technology to Stay Connected
5. Promote a Sense of Community

## Google Fiber Proposes Plan to Service WELCA

Google Fiber (G-Fiber) is an internet service provider that supplies high speed internet and is an alternative to Xfinity. They are providing flat rate monthly fees for high speed internet that cost less than Xfinity. Lakewood as a whole will be the first city in Colorado to get G-Fiber and because WELCA is technically Unincorporated Jefferson County they have reached out for the community's

feedback on installing throughout the neighborhood. G-Fiber will draft up plans with the County, which then, will come back to the community for feedback before any work is started. Please note that the infrastructure install, if approved, will be at no cost to everyone, for they only collect when households sign up for their service. The Board wants our community to have an opportunity



to voice their opinion on the plan. G-Fiber has offered to hold an event for the community to come ask questions on how this may affect your. Please stay tuned for more announcements to come.

### Special Thanks to Our Sponsors

**LOOKING FOR AN AGENT?**

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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**Ad Space For Sale**

[Info@welca-hoa.com](mailto:Info@welca-hoa.com)  
 for all inquiries

These are paid advertising spots, The WELCA Board of Directors does not in any way support, hold any responsibility or liability for these business and their operations