

WOODBIDGE HOA NEWSLETTER 10-1

12 MARCH 2010

Fellow Homeowners,

This will be my first newsletter since assuming the position of president. Rob did a great job with his newsletters and I hope I can continue the communication efforts he started.

This has been one of the worst winters we have seen in our area for many years and I expect we will have more damage than usual to the grass, shrubs and trees. Bob Jones and Jerry Bruning, with a small group of other volunteers, plan to walk the entire complex in late March or early April to assess damage and make plans for spring and summer landscaping. Anyone who has comments or suggestions or wants to participate can contact either Bob (jjracket@comcast.net) or Jerry (jbru28@aol.com).

At the annual meeting in November, the use of "for sale" or "for rent" signs was discussed. As a result of that meeting a new resolution was written and is attached to this newsletter.

At last month's Board meeting, the policy on parking trucks in our complex was discussed. The previous policy seemed too restrictive so a new resolution concerning the parking of trucks was written. If there are any comments or concerns about this proposed resolution, please email me (lfortner8620@msn.com) or Mike Clark (mike.clark@courtneyandcourtney.com) of your support or non-support of this new policy on the parking of trucks.

Also, the Board has noted numerous violations of guest parking rules and plan to begin more strict enforcement of these rules. The following is a quote from the rules and regulations. "Guest parking areas are to be used for short-term parking of guests (no more than one week). Residents may not utilize the guest parking areas without advance approval by the Board for special circumstances (i.e., those circumstances which render use of driveway and garages impossible or impracticable)."

I hope to keep open the lines of communication with all homeowners and will be available through e-mail or telephone to discuss any issue.

Happy Easter

Larry Fortner

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**RESOLUTION OF THE
WOODBIDGE TOWNHOME OWNERS ASSOCIATION, INC.
REGARDING DISPLAY OF SIGNS**

SUBJECT: Sign policy amended on page 6 of the “Rules and Regulations”

PURPOSE: Sign policy was too restrictive on homeowners. Signs advertising “For Sale” and “For Rent” were deemed appropriate using the guidelines outlined below.

AUTHORITY: A majority vote by the homeowners at their annual meeting on November 12, 2009.

EFFECTIVE DATE: Immediately.

RESOLUTION: The Woodbridge Townhome Owners Association, Inc hereby adopts the following sign policy as a part of the Rules and Regulations (see page 6).

“A sign can be displayed by a homeowner when SELLING and/or RENTING their home. The sign cannot exceed 2 feet by 2 feet. It must be a professionally produced sign and can have a Realtor’s name and logo or say “For Sale (or Rent) By Owner”. NO handwritten signs. Signs may be displayed in no more than one FRONT and REAR window. NO sign may be placed on common area property, i.e. lawns, flower beds, etc.”

PRESIDENT’S CERTIFICATION:

The undersigned, the President of the Woodbridge Townhome Owners Association, Inc., certifies that the foregoing Resolution was approved and adopted by the homeowners at their annual meeting which was duly called and held on November 12, 2009 and in witness thereof, the undersigned has subscribed his/her name.

Woodbridge Townhome Owners Association, Inc.
A Colorado non-profit corporation

By: Rob Alleger
President