



www.williamsburg2hoa.com

Facebook Group Page at: Williamsburg II

Covenant Protected

Williamsburg 2 Covenant Corner

The Williamsburg 2 HOA has a covenant control email for compliments and complaints at: williamsburg2covenants@gmail.com. What are covenants? They are the legal rules and guidelines for a planned community. They are recorded at the county and are binding. The covenants for a community are typically formed before the first house is even sold by a developer. Our Williamsburg 2 covenants are listed on our community web site.

This month's covenant corner is addressing the rules regarding campers and trailers on the street. According to Section 10 of the Covenants-Parking and Storage. At least one off-street parking space shall be required for each residence. No vehicle, whether operational or not, shall remain parked in the front of any residence for more than three (3) calendar days. Vehicles to be parked for more than three (3) days or to be stored for indefinite periods of time will be concealed within an enclosed garage or in the rear of the residence which is concealed from view by a six foot high privacy fence surrounding the rear yard area. For purposes of this section, a vehicle is defined as an automobile, truck, trailer, camper, boat, motorcycle, or any other motorized vehicle.

continued on page 2

**Next HOA
Meeting**
Tuesday, June 25th, 2019
7:00 pm
Starbucks seating area,
Ken Caryl King Soopers

Neighborhood News

June 1 thru 9th: Annual Jefferson County Senior Law Day - 8 a.m. to 1 p.m., check in at 7 a.m. Cost: \$10 Receive a free 2019 senior law book, 24 break out sessions, consult in free 15 minute sessions with attorneys, senior safety sessions, continental breakfast and snacks.

June 1st: Become a "Bee Guardian." Title: Become a Bee Guardian - Introducing bees to your backyard & gardening for their benefit. 11 a.m. at Kipling and Coal Mine Vitamin Cottage.

June 7th and 8th: Williamsburg 2 Community Garage Sale. Hosted By Teresa Skinner with Realty One Group Premier. To participate, please email her directly at: skinner.realtor@gmail.com. She will help place directional signs to your sale as well as list the garage sale! A big thank you to Teresa for supporting our event. Please consider calling her if you or a friend/family member are considering selling a home. You will be supporting a Williamsburg 2 neighbor!

Next HOA meeting is Tuesday, June 25, 2019 at 7:00 p.m. in the King Soopers Starbucks seating area.

4th of July Bike Parade will be on July 4th at 10:00 a.m. at The Eagle Meadows Park.

HAPPY FATHER'S
DAY!



Yard of the Month Contest begins again for June, July and August! Be sure to put your beautiful flowers and awesome curb appeal on display for the wonderful summer months. Showcasing a beautiful yard is not only enjoyable for you, but for your neighbors as well! Thank you for your attention and participation! If you'd like to nominate a special yard for us to check out, email us at: williamsburg2hoa@gmail.com. We will have Williamsburg 2 HOA members walking through the community to pick monthly winners!

Williamsburg II 2019 HOA Payment Coupon

Membership: \$35.00. All residents of Williamsburg II are encouraged to join! Please return this form and a check made payable to Williamsburg II HOA and mail to **Mark Hickman, 10588 W. Roxbury Avenue, Littleton, CO 80127**. Your dues pay for the maintenance of the front entrance, electricity for the lights, Board of Directors insurance and social events that promote community involvement. Your support is greatly appreciated. Thank you!

Name _____

Address _____ Phone _____

Covenant Corner, *continued from front page*

Summer is “selling season” for real estate. A covenant controlled community helps to keep property values up. One area of concern is too many campers, boats, trailers and unlicensed vehicles being parked on the street. This can negatively affect sale prices for an area. Williamsburg 2 is a well kept and maintained neighborhood, so please be considerate of your neighbors when using your recreational vehicle for summer fun.

California Avocado Month

Avocado toast lovers of the world will be in heaven this month as the season for California-grown avocados reaches its peak. To learn more about this nutrient-rich fruit, go to <https://www.californiaavocado.com/>.

COHOPE Report

Budget Cuts for JeffCo Sheriff's:

JCSO Instructed to Reduce 2020 Budget by 7% - Total Impact Is Approximately \$10 Million Jefferson County, CO. – The Jefferson County Sheriff's Office may be required to decrease jail beds by as much as 44% to meet a proposed 2020 budget reduction. Earlier this month, Sheriff Jeff Shrader received instructions from the Jefferson County Manager's Office to reduce the Sheriff's Office 2020 budget by 7%, or \$6.7 million. In addition to reducing jail capacity by 400 – 600 beds, potential impacts of this directive include: Eliminating the U.S. Marshal contract for jail beds, a \$1.8 million revenue loss. Keeping job vacancies open to reduce personnel costs. Beginning this year, the county also implemented a new policy that charges termination pay-outs back to the affected department, while also taking vacancy savings from the affected department, resulting in an additional \$1.3 million impact to the Sheriff's Office budget. This, combined with the proposed 7% cut and the loss of the U.S. Marshal contract, results in an almost \$10 million decrease to the JCSO's 2020 budget. Local police chiefs, community members, and other public safety stakeholders agree with Sheriff Shrader that “it is imperative the County engage in a prioritization solution to the 2020 budget deficit rather than pursuing across-the-board cuts that will have a significant and regrettable effect on the public's safety,” as illustrated above. At an April 23rd presentation to the Board of County Commissioners, the sheriff explained his concerns and described how the proposed budget cuts will affect the community. The sheriff also committed to being an active participant in helping Jefferson County identify a suitable solution to address next year's budget deficit that does not result in lay-offs to Sheriff's personnel nor compromise our ability to ensure Jefferson County is a safe place for all people to live, learn, work, and play.

The guest speaker for the spring CoHope meeting was Jim Smith with Golden Real Estate. He writes an article for the Denver Post. It is in the Thursday flyer. Do cell phone towers impact house sales prices? He could not find a way to determine houses near cell phone towers. His subjective answer is he does not think it has an impact unless it is blatant. Highway noise or tobacco smoke has a higher impact. 5G towers are on 35' poles. The market is stabilizing. If it is priced right, it will sale quickly and usually for more than the asking price. The median number of days a house is on the market is 21 days. If the HOA fee on a townhome is more than \$306 per month, does it have an impact? It depends on what the fee pays for. Insurance companies are now depreciating roofs. The older the roof is, the less you get for hail damages. Covenants usually expire after 30 years. What is the best investment when improving your property? It depends on whether you are doing improvement to help sale your house or for yourself. Fix items when it is an eyesore. He suggests replacing the fabric in window screens. It is best to do things that you will enjoy for 3 - 4 years. What about solar panels? Don't buy them unless you are going to live there for at least 5 years. If you are looking for sustainability, insulate, put in a heat pump, or put in solar tubes (or sun tunnel). You can buy and install it for \$500 - \$600. At the Golden Real Estate office, they recycle Styrofoam (or polystyrene). It needs to be bagged in a white trash bag. Use no tape. The Styrofoam needs to be clean, no food waste. There is a big bin in the parking lot. They recycle with Alpine Waste. Jim discussed electric cars. It is part of his sustainability outlook. Jim can be reached at 303-525-1851 or Jim@GoldenRealEstate.com.

2019 Board Members

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www.williamsburg2hoa.com
williamsburg2hoa@gmail.com

Check out our Facebook Group Page at:
Williamsburg II. Type this in the group search option to see if you are a member.

The Williamsburg II HOA newsletter is published monthly by the Williamsburg II Homeowners Association, a non-profit homeowners association. The newsletter is distributed by block workers.

News Articles

The deadline for news articles is the 12th of the month before the next month's issue. Please email news articles to the editor at wendimilinkov@yahoo.com. No endorsement of any product or service is implied or stated by its inclusion in the newsletter. **All articles must be approved by the editor for publication, or as space permits.**

Advertising

The deadline for advertisements is the 15th of the month for the next month's issue, except for the Jan. issue which is Dec. 6th.

To place an ad, call Colorado Lasertype,
303-979-7499.

Email: getinfo@coloradolasertype.com

To find ad rates and discounts, go to www.ColoradoLasertype.com and click on the “Advertising Rates” link.

Appearance of an advertisement in this publication does not constitute a recommendation or endorsement by the publisher or the association of the goods or services offered therein. The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors of your association or the publisher. Neither the Board, publisher nor the authors intend to provide any professional service or opinion through this publication.

Georgia Blueberry Month

This southern state boasts the longest growing season for the antioxidant-rich fruit. Georgia blueberry season runs from April through July. If you'd rather be eating berries for breakfast, visit <http://www.georgiablueberries.org/> for recipes.

Treating Weeds & Your Lawn – Making an Alternative Choice

It is that exciting time of year when everything is turning green and spring blooms grace our gardens. This of course means pesky weeds are also making an appearance, encouraging many to treat their lawns to achieve a plush green carpet. As an advocate for the pollinators, whose numbers are under desperate decline, I would like to ask you to reconsider before using RoundUp, pesticides and chemical lawn treatments. These chemicals, including in particular those formulated with neonicotinoids, are known to have a devastating impact on the bee population. Furthermore, RoundUp has now proven to be carcinogenic with several suits pending against its developer, Monsanto/Bayer.

Seventy percent of native bees nest in the ground making it important to protect against spraying nests and the flowers they visit to collect pollen and nectar. There are many alternative treatments that can be applied such as diluted vinegar spray for weeds. You may also visit shops like Natural Grocers or visit the Dirt Doctor online for great alternative ideas. Thank you very much for taking this into consideration. The future of our pollinators lies in the very important decisions we make today.

—Joanie Bock-Williamsburg 2 resident since 2004

The fishermen know that the sea is dangerous and the storm terrible, but they have never found these dangers sufficient reason for remaining ashore.

—Vincent Van Gogh

Red White & You

July 3, 5-10 p.m. – Red, White & You at Clement Park (7306 W. Bowles Ave. Littleton 80123). Free admission! Event features community exhibitor booths, ticketed bounce houses, food concessions and beer/wine garden for purchase. Free concert and fireworks display. For full event details visit www.ifoohills.org/rwy. PLEASE NOTE: Prohibited at this event for Safety Reasons: Pets and Personal Shade Structures of any kind, including tents and picnic umbrellas.

—<https://www.ifoohills.org/events/red-white-and-you/>



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|--------------|--------------|
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| ALL STARS | LIFE |
| BRAN FLAKES | LUCKY CHARMS |
| CAPN CRUNCH | MAYPO |
| CHEERIOS | MUESLIX |
| CLUSTERS | NUT N HONEY |
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| COMPLETE | OREO OS |
| CORNFETTI | QUAKE |
| CORN FLAKES | QUISP |
| CORN POPS | RAISIN BRAN |
| CRISPIX | SMORZ |
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<p>Sundays HIGHLANDS RANCH</p> <p>MAY 5 - OCT. 27</p> <p>Highlands Ranch Town Ctr. 9288 Dorchester St. 10am-2pm or Sellout</p>	<p>Wednesdays LITTLETON</p> <p>JUNE 12 - SEPT. 25</p> <p>Aspen Grove Lifestyle Ctr. 7301 S. Santa Fe Dr. 10am-2pm or Sellout</p>

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*Children are the only future of any people.
—Frances Cress Welsing*

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Keeping Wildlife From Setting Up Residence Beneath Your Deck

The area beneath your deck is prime real estate for animals looking for a dark, dry place to build their nests. A range of animals, from chipmunks to raccoons, skunks, woodchucks and opossums, like the dark space under your deck because it's usually quiet and protects them from predators. The most effective method to prevent animals from getting under your deck is erecting a physical barrier.

Before blocking the area beneath your deck, make sure nothing is currently living beneath. Never cover an opening unless you're sure there are no animals inside. If you're not sure, place some sticks in the soil or sprinkle some flour over the area. If it's a small opening, such as a hole or a narrow gap, stuff it with newspaper. Monitor the area daily for at least three days. If there are no signs of activity, such as tracks in the flour, sticks pushed over or newspaper pushed out, then it's likely there are no animals living under the structure. Monitor the area for several days after erecting any type of barrier to be certain you haven't inadvertently trapped animals inside.

To encourage animals to leave the area under your deck, change the things that make it an appealing nest. For example, clear away vegetation around your deck to allow more light into the area. Animals like dark, dry, quiet areas to nest in, so letting in as much light as possible may encourage them to leave willingly. Letting your hose run next to the deck may also encourage them to leave as their nest becomes soggy and uncomfortable. Don't use poisons or traps, because these may kill non-target animals or kill an animal you can't reach to remove.

Dig a trench about 12 inches deep along the opening and install 1/4- to 1/2-inch wire mesh or hardware cloth or strips of lattice. Make sure the material you choose is at least 12 inches wider than the area you want to cover. Bend the bottom 6 inches of wire mesh outward in an L-shape. This prevents animals from digging under your screen. Insert the mesh into the trench so the bend end is pointing outward. If you're using lattice, bury the bottom edge at least 2 feet deep to ensure the animals can't dig under it. Backfill the trench with soil and tamp it down to make sure the mesh is snug. Secure the top edge of the mesh to the underside of the structure, using nails or garden staples, which are U-shaped fasteners that are hammered into the wood. As a safety precaution, install a one-way door somewhere along the wire mesh. This allows trapped animals to leave, but prevents them from getting back in.

If you'd rather not dig, use patio blocks to cover the opening instead of burying the bottom edge. Cover the space with hardware cloth first, but instead of burying the bent edge, place patio blocks on top of it. Make sure there is a slight slope in the ground so that water runs away from the blocks. If excessive moisture is an issue beneath the deck, blocks may not allow enough air flow to dry the area beneath. Animals tend to avoid areas that are open and that have a lot of light, so remove walls, panels, lattice or plants that cover the area. By allowing light to flow through on all sides, you may encourage the animal to seek out a more secluded location.

—Renee Miller, SFGate, www.homeguides.sfgate.com

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