

BLAST – 11 Oct 2024

Topic: Upcoming Board Meeting

Greetings Woodrock,

The next meeting of the WPOA board will be held on October 21st at 744 Woodrock Way at 4:00pm.

Please RSVP by 5pm on the 18th if you plan to attend.

The Woodrock Board

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BLAST – 30 Aug 2024

Topic: Next Board Meeting & Chipping Update

Greetings Woodrock,

The next meeting of the WPOA board will be held on September 9th at 821 Woodrock Way at 4:00pm. Please RSVP by 5pm on the 6th if you plan to attend.

Chipping is scheduled for September 6th. If you plan to volunteer please meet at the gate at 8am. Residents can also step out and help with their individual piles as the chipper arrives. Please wear protective gear if you plan to volunteer or assist (eye protection, gloves, etc.).

Donations should be placed in an envelope with checks made out to the Divide Fire Department. The Chief reports that donations are used to maintain current equipment and to help with future equipment needs.

Our generous donations help continue this community service and maintain the safety of our firefighters.

The Woodrock Board

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BLAST – Aug 19<sup>th</sup>, 2024

Topic: Reminder and Update

Greetings Woodrock,

This is a friendly reminder that your annual assessment is due September 1st. Assessments not paid after September 30th will incur a \$50 per-lot late fee.

The roads will be graded again this coming weekend. Washboards will be a priority followed by drainage management as time permits.

Your Woodrock Board

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BLAST – Aug 8<sup>th</sup>, 2024

Topic: Woodrock POA

Greetings Woodrock,

A reminder that the WPOA Annual Meeting and Picnic is this Saturday.

Date: August 10<sup>th</sup>

Time: 10:30 am with lunch to follow at noon

Where: Lot 17

\*Don't forget to bring a lawn chair.

Lunch is potluck so bring a side dish or dessert to share.

Reminder: 2024/2025 Assessments are due September 1st.

We look forward to food and fellowship with the neighborhood.

Your Woodrock Board

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BLAST – Aug 1<sup>st</sup>, 2024

Topic: WPOA Annual Meeting & Picnic

Greetings Woodrock,

It's that time of year again...the WPOA Annual Meeting and Picnic.

Date: August 10<sup>th</sup>

Time: 10:30 am with lunch to follow at noon

Where: Lot 17

\*Don't forget to bring a lawn chair.

Lunch is potluck so bring a side dish or dessert to share.

Attached you will find the WPOA Fiscal Year Budget and the Reserves worksheet. Please review these before the meeting and print yourself a copy to bring to the meeting if you so desire. We will be reviewing and voting on the Budget and discussing the Reserve Status.

We look forward to food and fellowship with the neighborhood.

Your Woodrock Board

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BLAST – July 31<sup>st</sup>, 2024

Topic: WPOA 2024-2025 Assessment Notice

Greetings Woodrock,

Attached you will find the WPOA 2024-2025 Assessment Form.

Everything you need to know is on the form, such as, the amount, due dates, etc. The form also asks for updates/changes to the Property Owners Directory and Pet Roster.

The exciting news this year is that you can make your payment online if you prefer. The payment link on the WPOA website is <https://www.woodrock-poa.org/product-page/assessment-fees>

Please note there is a processing fee that we have no control over nor does the fee go to WPOA if you choose to pay online. This payment option has been added for convenience.

Your Woodrock Board

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BLAST – July 30<sup>th</sup>, 2024

Topic: Mailbox Update

Greetings Woodrock,

For those of you impacted by the vandalism of our mail boxes, this message is for you.

The new boxes are in place and ready to go. Beginning tomorrow, the 30th of July, mail will be delivered into these new boxes.

You will need to go to the Divide post office to pick up your new keys and get assigned a new box. The box you had before MAY NOT be your new box.

Your Woodrock Board

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BLAST – July 25<sup>th</sup>, 2024

Topic: SLOW DOWN

Greetings Woodrock,

It has been reported that an avoidable accident almost happened this morning by the mailboxes.

The 20 MPH SPEED LIMIT is clearly posted on our roads and is also stated in the Woodrock Handbook.

If you are the driver of a black pickup truck with Colorado plates beginning with the letter "C" - SLOW DOWN! You blew through the gate by the mailboxes narrowly missing a Woodrock mother and her four-year old child.

This is a good reminder to us all to slow down and enjoy the beauty that we call home.

The Woodrock Board

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BLAST – July 8<sup>th</sup>, 2024

Topic: WPOA Board Meeting

Greetings Woodrock,

The next meeting of the WPOA board will be held on July 15th at 744 Woodrock Way at 5:00pm.

Please RSVP by 5pm on the 12th if you plan to attend.

Your Board

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BLAST – July 1<sup>st</sup>, 2024

Topic: Updates and Reminders

Greetings Woodrock,

Happy 4th of July and a gentle reminder regarding fireworks.

Taken from the Teller County Sheriff's Office Open Burning Permit Regulations:

"FIREWORKS ARE ILLEGAL AT ALL TIMES IN TELLER COUNTY"

<https://www.tellercounty.gov/DocumentCenter/View/1719/Burn-Permit-Revised-10-11-2023>

There have been reports of fox feeding in Woodrock. Please see the attached picture of the fox that was fed and is carrying 3 hotdogs. There have been instances where the fox has shown no fear towards humans and this is doubly concerning as it relates to our neighborhood children. The fox has begun approaching people looking for food.

The below excerpts are taken from the Colorado Parks and Wildlife website: <https://cpw.state.co.us/learn/Pages/LivingwithWildlife.aspx>

Taken from the "Feeding Wildlife Puts Everyone at Risk" page: <https://cpw.state.co.us/learn/Pages/do-not-feed-wildlife.aspx>

While putting out food for animals like foxes and deer seems harmless, repercussions can be disastrous. **Please don't feed the wildlife!**

From the "Red Foxes" page: <https://cpw.state.co.us/learn/Pages/LivingwithWildlifeRedFox.aspx>

### What To Do If You Live in Red Fox Country

People and wildlife can coexist. Most dangerous encounters occur because people fail to leave wildlife alone. Red fox are not pets, and they should not be approached, fed, harassed, captured, or domesticated.

#### Don't Feed Wildlife

Feeding wildlife may be well intended, but it is harmful to the animal and can be dangerous for humans. In many parts of Colorado the intentional feeding of red fox is also illegal and should be reported.

We are still waiting to receive a date for our neighborhood chipping event with the Fire Department. Once we know the date we'll send out another blast so that you can plan accordingly.

The Woodrock Board

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BLAST – June 28<sup>th</sup>, 2024

Topic: Mailbox Vandalism

Greeting Woodrock,

Last night one of the mailbox units was vandalized beyond repair. All mail assigned to box #1486 will be held for pickup at the Divide post office until further notice. Remember to bring ID when picking up your mail at the post office.

Options for a new mailbox are being explored.

Our post mistress, Cory Freed, encourages everyone to pick up their mail daily from the mailbox units so that if vandalism does occur the vandals gain very little when taking mail/packages.

Besides this "bump in the road" it's a beautiful day in Woodrock!

The Woodrock Board

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BLAST – May 30<sup>th</sup>, 2024

Topic: Woodrock Updates

Greetings Woodrock,

### **WPOA Annual Meeting and Picnic**

Mark your calendars, the WPOA Annual Meeting and Picnic will be held on August 10th. We have a lot of information to share and we look forward to seeing you there. Details will be sent out at a later date.

### **Election for the Board of Directors 2024/2025**

There will be an open position on the WPOA Board of Directors for the 2024/2025 fiscal year. If you are interested in joining the Board, send an email to ([WoodrockPOA@gmail.com](mailto:WoodrockPOA@gmail.com)) by June 23rd to get on the ballot. Elections will be in early July.

### **Assessment Increase**

The annual assessments will be increasing by 10% from \$300 per lot to \$330 per lot. The Board used a probability study to determine how much the annual assessments will be increasing. That information will be made available to all the members as an attachment to the annual budget at the August meeting. Woodrock Meeting Minutes from 2001 stated an assessment of \$227. That would be \$400 in today's market.

Over the last seven years income has totaled \$203,268 and expenditures \$235,633 for a deficit of \$32,365. Spread over seven years would be a \$4,624 shortfall or \$48.17 per lot, per year. We felt a \$30 increase would be sufficient. A discussion on WPOA monetary reserves will be given at the WPOA Annual Meeting and Picnic.

### **Gate Code Update**

The new gate code (9428) has been active and working now for a few weeks. As of June 10th, the old code (4663) will be deleted. All major services have been notified. If you are a propane customer of AmeriGas or Ferrell gas, please call and inform them of the new code. Glaser gas has confirmed receipt of the new code.

### **Snow Plow Policy Change**

After much thought and discussion the Board has reconsidered how we use the community snowplow and truck. Wear and tear on the community equipment and the time commitment on our drivers was stretched to the limit and we needed to reevaluate our community resources. After several incidents that could have left the community with no snow plowing capability; we have decided to no longer plow driveways. The truck and plow are for clearing community property and driveways are private property, therefore, the responsibility of the property owner. By notifying everyone now this allows time to prepare and plan for next winter.

Your Woodrock Board

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BLAST – May 24<sup>th</sup>, 2024

Topic: Woodrock FYI

Hi Woodrock,

The Fire Chief with the Divide Fire Protection District has notified us that the first chipper days are scheduled for the 19th-22nd of June. They are hoping to make it to our area sometime in the later part of the week. Once we have more details we will send out another email. It is never too early to start mitigating your property in preparation for chipper day.

In the near future the cattle will be moved in to graze for the summer in the acreage around the ponds. Typically there are approximately 20 pairs (a heifer and her calf) but it can vary. Please remember to follow gate etiquette beginning now and into the fall for both green gates. For new residents, the first gate is the entry to the ponds and the second is past the ponds going back up into the neighborhood. If the gate is open leave it open, if the gate is closed please close it behind you once you've gone through it. The gates will be closed once the cattle have arrived for the season. If we follow this simple technique we shouldn't have any issues with the cattle getting out.

Bear SEASON is in full swing and they are active in the community. Be aware and alert as it is possible that we also have cubs in the neighborhood and you never want to get between a mama bear and her cub. For that matter, this applies to all wildlife.

Also in regards to the bears, please keep your trash secured at your house until the morning of trash pickup. There have been several instances of trash cans being broken into by the bears and trash scattered and blowing around the neighborhood. The less opportunity we give the bears to scavenge the better for them and us.

Enjoy your Memorial Day weekend!

Your Woodrock Board

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BLAST – May 15<sup>th</sup>, 2024

Topic: Fishing Club Reminder

Greetings Woodrock,

The deadline for the Fishing Club Membership (New and Renewing) at the 10% reduced cost is this Saturday, May 18th. You can still join at any time after May 18th at full cost.

Please mail payment to Dale Petersen at 128 Homestead Rd, Divide, CO 80814.

Applications for New and Renewing Memberships are attached. The first of two pond stockings took place last Friday, May 10th.

Your Woodrock Board

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BLAST – May 10<sup>th</sup>, 2024

Topic: Woodrock POA

The next meeting of the WPOA board will be held on 20 May at 821 Woodrock Way at 5:00pm. Please RSVP by 5pm on the 19th if you plan to attend.

Your Friendly Board

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BLAST – May 6<sup>th</sup>, 2024

Topic: May News

Greetings Woodrock,

News from the Woodrock Fishing club is that the first of two pond stockings will take place next Friday, May 10th between the hours of 11:30 and 12:00. If you've not seen how this procedure is accomplished, it's fun to watch.

Attached is the tree spraying list. The cutoff date to get your name on the list is May 15th. The Sprayer is expecting the final list by Saturday the 18th for spraying to begin May 20th . You can pay for your spraying by giving a check to Dale Petersen, 128 Homestead Rd, before May 20th or drop it by the house by that date. Dale will be out of town from the 3rd to the 18th but will be able to update the list if you notify him via email ([221lindale@gmail.com](mailto:221lindale@gmail.com)) or text (405-550-7510). You can also pay the crew directly after they spray your lot. A healthy strong forest is another safeguard for fire survivability.

If you have a delivery box for FedEx or UPS deliveries, you might want to consider putting a note inside the cover that reads "Gate Code Changing to 9428 June 1st ". We are trying to get the word out to the delivery companies but have not received an acknowledgment of the message. Maybe if the drivers see enough of these notices, they will get the information back to

management. Also if you place an order with Amazon, Wayfair or other home delivery service please make a comment in the delivery instructions that the gate code is 9428.

This week is a good time to start mitigating your land. Soon we'll be notified of the chipper/shredder coming to Woodrock to chew up your slash piles. If you have plans to take down some trees, now is a good time to start.

Your Woodrock Board

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BLAST – May 10<sup>th</sup>, 2024

Topic: Upcoming Woodrock Property Owners Board of Directors Meeting 20 May

The next meeting of the WPOA board will be held on 20 May at 821 Woodrock Way at 5:00pm. Please RSVP by 5pm on the 19th if you plan to attend.

Your Friendly Board

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BLAST – April 21<sup>st</sup>, 2024

Topic: Woodrock Fishing Club

It's time for the ponds to start thawing which means the opportunity to enjoy membership in the Woodrock Fishing Club is upon us. We have scheduled to have fish delivered for stocking the ponds the week of May 13th.

Attached are membership forms and the club Rules and Regulations. Please complete and return the appropriate form with payment as a renewing member or new member. Remember - submit your payment by May 18th and get a 10% discount on the annual fee. You should print and retain the Rules and Regulations to be sure you and any guests are familiar with the rules.

Please note a few revisions to the Rules and Regulations - guest privileges now allow up to four guests who must be accompanied by the owner. Also, items III. 1. and 2. have been modified regarding allowed bait.

Happy Fishing!

Woodrock Fishing Club Committee

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BLAST – April 19<sup>th</sup>, 2024

Topic: Spring Updates

The gate code has been changed to... (check your WPOA email for this information). This WILL NOT affect your remotes. There will be an overlap of time in which the old code, 4663, will still be active. As of June 1st the old code will be eliminated.



Out of courtesy to your Woodrock neighbors please DO NOT give out this new gate code. It is recommended that you meet your guests, contractors and personal delivery vehicles down at the gate and lead them in to reduce the number of people having the gate code.

Due to low interest, we will not be providing a roll-off dumpster for a spring cleanup.

Remember to obtain ARC approval if you plan to paint your house or add a deck this spring or summer. Contact Terry Callaway at [callaway.tc@gmail.com](mailto:callaway.tc@gmail.com) and he'll walk you through the process.

It's the time of year that we need to stay aware of the fire dangers in our area. The National Weather Service issues red flag warnings and the notice will appear on the Teller County sheriffs and office of emergency management website.

We are first on the list this year with the Divide FD for, hopefully, two chipping dates. Once the dates have been set we will send out a notification.

Thank you for the support with keeping Woodrock fire wise!

Your Woodrock Board

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BLAST – Apr 5, 2024

Topic: Tree Spraying Update

Greetings Woodrock!

Please refer to previous Email of March 20th on this subject. Attached is the list we have so far for tree spraying. If you are not on the list and think you should be or want to be added, please reply to [221Lindale@gmail.com](mailto:221Lindale@gmail.com). Include the number of trees you want sprayed at \$10 per tree. Payment can be made by (1) delivering a check to Dale Petersen prior to spraying made out to Mountain Tree Spraying; or (2) pay them when they are on site; or (3) they will bill you by Email.

Depending on weather, the week of May 20th is the target for spraying. Please reply as soon as you can but the deadline is May 13.

Questions? Call Dale Petersen at 405-550-7510. 128 Homestead Rd.

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BLAST – Apr 2, 2024

Topic:

It's SPRING and so much is happening in the neighborhood.

Every other year, Mountain Tree Spraying and Fertilization has offered a discount to spray our trees to keep them healthy. A healthy forest is a great deterrent against wildfire. This year, Mountain Tree Spraying will be targeting the Spruce BudWorm, which attacks short needled conifers. Spraying has averaged \$10 a tree based on a mix of tall and short trees. Please read the

attached information sheet and contact Dale Peterson ([221Lindale@gmail.com](mailto:221Lindale@gmail.com)) if you want to take advantage of this offer.

The snow is melting thus exposing all of the dog poop that has been left on the side of our roads and properties. Stay tuned for further information regarding volunteering for the neighborhood Poop Patrol Pickup event. This event does not mean as a neighborhood we condone not picking up after your pets. You know who you are and so do your neighbors. Please be a good neighbor and pick up after your pets.

The Board is interested in knowing your interest in getting a 20 yard roll-off dumpster for use by the residents to get rid of large objects that the trash service would not pick up. Some restrictions are no mattresses, appliances, TV's, tires, hazardous materials, construction materials and NO SLASH. The roll-off would be placed down by the gate and the estimated cost is \$400 for a week. We want this to be equitable to all homeowners and we are trying to gauge your interest and participation. Please reply to this email if you wish to participate.

We have a new Community Wildfire Protection Program (CWPP) out for signature. Once it's signed it'll be sent to all homeowners electronically and posted to the Woodrock website for quick reference. This is a good time to refresh your memory on what precautions to take during red flag days and during periods of active burn restrictions (Stage 1, 2 & 3).

The Woodrock website is updated to accept online payments for assessments this fall. Many thanks to our web savvy Secretary! If you haven't visited the website recently here is the link <https://www.woodrock-poa.org/>

Wildlife is returning and that includes trash loving raccoons, magpies, and bears. Please do your part in making your trash inaccessible except on pick-up days (which seem at times to be random). If your trash does not get picked up, please call your service provider and bring your trash back in.

Your Woodrock Board

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BLAST – Mar 25, 2024

Topic: Woodrock Board Meeting: Postponed

Hi Woodrock,

The next Board Meeting will be held at 350 Homestead Road on Thursday, March 28th at 5:30 pm.

Please send an email RSVP to [woodrockpoa@gmail.com](mailto:woodrockpoa@gmail.com) if you plan to attend.

Your Woodrock Board

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BLAST – Mar 21, 2024

Topic: Access to Propane Tanks

Greetings Woodrock,

We are receiving requests for snow removal to access propane tanks and want to reiterate that this has always been the homeowner's responsibility and will continue to be so.

As we've stated before, please **DO NOT** reach out to any of the road crew for any reason. Our road crew are volunteers and they don't need the added stress and the requests are numerous. Moving forward **email the Board** at [woodrockpoa@gmail.com](mailto:woodrockpoa@gmail.com) with concerns and we will be handling and prioritizing how questions/requests are handled.

If you have questions about the road conditions and updates please refer to the email sent out titled: "ROADS UPDATE: March 19, 2024".

This was a monumental storm that we won't soon forget and with that comes its challenges that we must all face that will test our resilience and self-reliance. As you're shoveling out to your propane tank remind yourself that it's Spring and this too shall pass

Your Woodrock Board

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BLAST – Mar 20, 2024

Topic: Tree Spraying in Woodrock

Greetings Woodrock,

It was brought to our attention that not everyone was able to open the word document in the first email, therefore, we are attaching it again in a pdf format.

Please read the attached information sheet and **contact Dale Peterson** ([221Lindale@gmail.com](mailto:221Lindale@gmail.com)) if you want to take advantage of this offer.

Your Woodrock Board (Text of attachment follows)

Woodrock has previously used Mountain Tree Spraying/Jake McNeese of Woodland Park to spray for

budworms, generally on an every other year basis. In 2022 the charge was \$10 per tree. He is quoting

that same amount for this spring. We need to let him know if you want to be sprayed this year as his

calendar is tight. Spraying will likely occur in May.

If there is a residence on site, they move out from the home in a radius until number of trees is reached.

Realize this is a boom sprayer that goes quite high, hitting the largest trees but there is obviously overspray that will catch smaller trees beneath. You are not paying for the smaller trees.

Billing can be by e-mail to your address in the directory. Alternatively, you can provide a completed

check made out to Mountain Tree Spraying for the number of trees requested, giving that check to Dale

Peterson who will pass it on to MTS when spraying is complete.

If you are interested in having this done, please reply as soon as possible and provide the following

information:

Lot number or numbers and address

Number of trees you want sprayed per lot (typically 15 to 30 trees per lot)

Any specific instructions for spraying on your lot – such as, you will mark specific trees with a colored

ribbon. (End of attachment)

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BLAST – Mar 20, 2024

Topic: Tree Spraying in Woodrock

Greetings Woodrock,

It's that time again!

Every other year, Mountain Tree Spraying and Fertilization has offered a discount to spray our trees to keep them healthy. A healthy forest is a great deterrent against wildfire.

This year, Mountain Tree Spraying will be targeting the Spruce BudWorm, which attacks short needled conifers. Spraying has averaged \$10 a tree based on a mix of tall and short trees.

Please read the attached information sheet and contact Dale Peterson ([221Lindale@gmail.com](mailto:221Lindale@gmail.com)) if you want to take advantage of this offer.

If you don't want your prized trees getting weakened and possibly killed, please consider this spraying as a way to maintain your property value and sustain a healthy forest.

It might not feel like it but officially Spring has arrived!

Your Woodrock Board (Note: Text of the attachment is added to the above BLAST)

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BLAST – Mar 19, 2024

Topic: ROADS UPDATE: March 19, 2024

Greeting Woodrock,

As you are all aware, Teller County is in a State of Emergency, and that includes Woodrock. We just endured a historical storm and we should give thanks to our road crew for the great work they provided during and after the storm.

The roads in/out are the top priority for safety reasons and that will continue to be the case. There will be no more plowing of driveways until the roads are safe, which includes making sure we have 2 lanes in/out of the neighborhood. If it takes three days to get the roads cleared then residents need to make their own plowing arrangements.

We understand that the roads are still problematic due to slush thawing and refreezing. This will continue indefinitely, therefore, travel at your own risk. If you do get stuck it is your responsibility to get unstuck.

We recommend limiting your travel in/out of the neighborhood. The conditions are not ideal so please consider rescheduling appointments and asking neighbors for assistance, i.e. errands and grocery pick ups.

Our plow team has put in countless hours, even putting their livelihoods on hold, clearing the roads. From this point on DO NOT reach out to any of the road crew for any reason. The plow team is volunteers and they don't need the added stress. Moving forward email the Board with concerns and we will be handling and prioritizing how issues are handled.

The current plan is to have, Tom Snare, our grader operator, widen the roads this weekend.

If you have a shovel and time, work on the road that borders your property.

We all made the decision to live in the Colorado Rocky Mountains and there will be tough times which will test our resilience. This is one of those times that we need to be kind to each other, lean on each other, help each other and be self-reliant.

We ARE Woodrock STRONG!

Your Woodrock Board

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BLAST – Mar 18, 2024

Topic: Woodrock Way is open (5:42pm MDT)

The stuck truck is gone. Woodrock Way is open.

The Board

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BLAST – Mar 18, 2024

Topic: Woodrock Way Closed at Sucking Rocks (3:10pm MDT)

Urgent!

A waste Management truck is stuck at sucking rocks. It is broadside, blocking both lanes. Do not exit or enter Woodrock until this vehicle is cleared and road is back open. As soon as that happens we will post another blast.

The WPOA Board

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BLAST – Mar 16, 2024

Topic: Additional Driveway Plowing Options

Below are some additional driveway plowing options if you choose to have your driveway cleared:

Dirty Deeds Dirtworks (who can come out tomorrow)

Contact: Brent

(303) 945-9130

There is a new Facebook group, Teller County Plowing that helps connect people to folk doing plowing.

Tom Snare will be out as soon as he is available to assist in clearing the roads.

Once again, stay safe and warm.

Your Woodrock Board

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BLAST – 16 Mar, 2024

Topic – Change of date for the WPOA Board Meeting

Hi Woodrock,

The next Board Meeting will be held at 350 Homestead Road on March 25th at 5:30 pm.

Please send an email RSVP to [woodrockpoa@gmail.com](mailto:woodrockpoa@gmail.com) if you plan to attend.

Your Woodrock Board

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BLAST – 16 Mar 2024

Topic: Storm Update

Greetings Woodrock,

In case you were unaware, Teller County has issued a State of Emergency.

Our neighborhood is faring better than many. We are fortunate to have our plow truck and crew AND we haven't lost electricity.

Our plow crew is back at it today and the main objective is to widen the main roads in/out of the neighborhood for safety reasons. Please **STAY HOME** and give the plow crew room to operate.

Driveways are secondary and safety is the top priority on these slick surfaces.

The board has been looking into finding heavy equipment to come in and assist the road crew and individual homeowners.

Keep in mind this will be an added expense to you as a homeowner if you choose to have your driveway cleared.

We will keep you apprised as we know more.

Thank you for your patience and kindness!

Your Woodrock Board

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BLAST – 15 Mar, 2024

Topic: Roads Update – Stay Home

Greetings Woodrock,

Our plow crew has done a great job tackling this head on and we can't thank them enough. This storm was a **BIG ONE!**

Top priority is and always will be the roads in and out of the neighborhood. Currently there is (sort of) a single track in/out of the neighborhood, except to the end of Paradiso where the plow truck was unable to get up the hill. Since we only have a single track, if you meet another vehicle you will have nowhere to go.

The roads are extremely slick and dangerous and we encourage everyone to **STAY HOME**, if at all possible. If you get stuck we're not sure who or when anyone would be able to assist you.

As of right now the plow crew is assessing the situation and this much snow might require heavier equipment.

Currently, there is not a plan to clear driveways due to the dangerous conditions plus the weight and amount of the snow. We encourage everyone to do what you can on your own property.

Please check in and help each other, the best you can. We are in this together!

Your Woodrock Board

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BLAST – 8 Mar, 2024

Topic: WPOA Board Meeting Announcement

Hi Woodrock,

The next Board Meeting will be held at 350 Homestead Road on March 18th at 5:30 pm.

Please send an email RSVP to [woodrockpoa@gmail.com](mailto:woodrockpoa@gmail.com) if you plan to attend.

Your Woodrock Board

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BLAST – 9 Feb, 2024

Topic: Driveway Plowing

Greetings Woodrock,

Our road crew is prepared for the next anticipated storm heading our way tonight into the weekend. We can't thank them enough for their service.

They plan to ONLY plow the roads due to equipment instability and are still addressing a way to modify and keep the plow functional to handle heavier snow loads. Top priority is and always will be the roads in and out of the neighborhood.

Until further notice please make your own arrangements to have your driveways plowed. In the past we've used Stan Conley for the Woodrock roads. His contact number is 719-243-4970.

Your Woodrock Board

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BLAST – Feb 7, 2024

Topic: Road and driveway plowing

Greetings Woodrock,

Thank you to our road crew for their continued hard work and diligence keeping our roads passable. They put in countless hours so a big shout out to Clint, Paul and Mike.

They plan to plow the roads but due to equipment instability they will not be plowing any driveways. Top priority is the roads in and out of the neighborhood. They are currently working on addressing a way to modify and keep the plow functional to handle heavier snow loads.

Please make your own arrangements to have your driveways plowed. In the past we've used Stan Conley for the Woodrock roads. His contact number is 719-243-4970.

Your Board

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BLAST – Feb 3, 2024

Topic: Snow Removal

Greetings Woodrock,



Our Woodrock road crew has been out all day plowing and we can't thank them enough for all they do to keep our roads as passable as possible.

Currently the plow truck is stuck and the decision has been made to let our drivers rest and take a break for the night. Tomorrow they will work to get it unstuck and assess the situation.

We encourage everyone to stay home, if possible, and enjoy the winter wonderland we are privileged to live in. If you do have to venture out please be cautious.

Your Woodrock Board

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BLAST – Jan 26, 2024

Topic: Woodrock Way clear

Good morning Woodrock,

The trailer that was stuck near Sucking Rocks has been removed and the road is clear in both directions.

The plow is out but please use caution when out on the roads.

Have a great day!

Your Woodrock Board

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BLAST – Jan 25, 2024

Topic Road single lane open at Sucking Rock

Hi Woodrock,

There is still a flatbed trailer blocking the uphill side of the road just below Sucking Rock. The downhill side of the road is open for a single lane of traffic. It is slick through that area so proceed with caution.

We don't have a timeframe of when the trailer might be moved.

Please remember to yield right of way to the traffic coming up the hill as it is far easier to stop and restart when going downhill.

Enjoy the beauty that we all call HOME!

Your Woodrock Board

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BLAST – Jan 25, 2024

Topic: Road blocked at Sucking Rock

Hi Woodrock,

Please be aware that there is a vehicle stuck on the road in the Sucking Rock area. The road is extremely slick but passable around the vehicle. We don't have a timeline of when to expect this to be cleared up.

Proceed with CAUTION!

Your Woodrock Board

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BLAST – Jan 10<sup>th</sup>, 2024

Topic: Updated Directory, Pet Roster and Neighborhood map and road conditions down to the ponds.

Hi Woodrock,

We wanted to share the below information with you.

The van that was stuck headed down to the ponds has been recovered. The road isn't blocked but we caution you to go down at your own risk.

Check out the Woodrock website at <https://www.woodrock-poa.org/> to view the updated Woodrock Pet Roster, Woodrock Member Directory, and the Woodrock Resident Map.

Be aware that the gate code will be changing tentatively in late spring. We will put out more information as the change solidifies and we have a date. **NOTE: This change WILL NOT affect your gate remotes.**

Stay warm during the cold spell headed our way.

Your Woodrock Board

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BLAST – Jan 3<sup>rd</sup>, 2024

Topic: Road Closure

Hello Woodrock,

The road down to the ponds, beyond the intersection with Eagle, is CLOSED until further notice.

The road to the ponds is blocked by a stuck vehicle. The vehicle is blocking the entire road and if you head down there will be no option but to back up.

[image of stuck van included in email version]

Recovery efforts have begun and we will let you know when the road is cleared to go down to the ponds.

Your Woodrock Board

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Blast – Dec 31<sup>st</sup> 2023

Topic: Road Down to the Ponds

Good morning Woodrock,

Please use caution when driving to the ponds and only drive down if you have and engage your 4WD. There is deep loose snow that is in the shaded parts of the road.

Remember that these are not Woodrock roads and that the road is not plowed or maintained in winter unless directed by the Myrick family for their use. Should someone get stuck, it's the owners responsibility to get their stuck vehicles removed.

Winter is officially here! Enjoy our beautiful neighborhood and what it has to offer but stay safe and be prepared.

Happy New Year!

Your Woodrock Board

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Blast – Dec 30<sup>th</sup> 2023

Topic: Board Meeting

Hi Woodrock,

The next Board Meeting will be held at 630 Homestead Road on Jan 8th at 5:30 pm.

Happy New Year!

Your Woodrock Board

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Blast – Dec 18<sup>th</sup> 2023

Topic: Icy roads

Hello Woodrock,

The section of road around Sucking Rock is a sheet of ice. Take it slow and if you have 4 wheel drive we would suggest engaging it. The board is currently spreading gravel through the area but extreme caution is advised.

A good rule of thumb when "off roading" is that the vehicle coming uphill has the right of way so that they don't lose momentum. During inclement weather and icy road conditions we would recommend keeping this in mind as a kindness to each other.

If you are coming downhill in a narrow area of our roads please give the right of way to the vehicle coming uphill. If you stop please pull as safely to the side as possible for the oncoming vehicle. It is far easier for the vehicle heading downhill to get moving again.

Drive safely and enjoy the beauty of our winter wonderland!

Your Woodrock Board

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Blast - Dec 12<sup>th</sup>, 2023

Topic: Winter Blast

Greetings Woodrock,

Our plow will likely be fixed this week but not before the next round of snow. We encourage everyone to have a plan in place. The clearing of driveways will be the responsibility of the property owner.

With slippery conditions, slow down. If you can imagine yourself without breaks or steering and that frightens you; you are going too fast. The one place you will want to maintain momentum is coming uphill after sucking rocks. If you encounter a stranded vehicle, don't stop to help unless you are on level ground at the top. Then you can walk carefully down to render assistance.

Winter requires preparing for days of being snowed in, car mishaps that could take hours to get help, and keeping safety gear (water, flashlight, handwarmers, cell charger etc.) in your car always. Change appointments to coincide with good weather.

The Board is concerned with the rising cost of repairs, insurance, inflation and the last five years of using reserves to meet annual obligations. Analysis of our income, expenses and reserves is underway to determine if we're financially sustainable at an assessment rate of \$300 per lot.

One last item. Please continue to pick up after your dogs.

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Blast – Dec 9<sup>th</sup>, 2023

Topic: Plowing the Roads and Driveways

Greetings Woodrock,

We have a broken snowplow and have requested the services of Stanley Conley to plow out our roads. He plowed Friday night and Saturday morning. If you've signed up to have the WPOA plow out your driveway, you'll have to make other arrangements as our plow is being repaired.

Woodrock/Web-UpLoads/WPOA-Blasts.docx

Stan will do your driveway and bill you for his work. If you want him to clear your driveway, call him tonight at 719-243-4970.

I apologize for not sending out an email earlier once I learned that the repairs would not be completed in time for the snowfall.

The plowing out of Woodrock driveways is not a guaranteed service, so please have a backup plan in place.

The WPOA Board

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Blast – Nov 3<sup>rd</sup>, 2023

Topic: Board Meeting

Greetings Woodrock,

There will be a WPOA Board Meeting at 5:30, Monday evening at 744 Woodrock Way.

Visitors are welcome but please RSVP no later than 5:30 Sunday evening, November 12<sup>th</sup>.

Your Woodrock Board

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Blast – Oct 15<sup>th</sup>, 2023

Topic: Car Keys

Somebody left their keys/vehicle fob in their mailbox lock Friday night, and Mary Smieshek brought them home for safekeeping. Mary will be home all weekend if you want to go over to get them. Her address is 376 Paradiso Rd.

Thanks!

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Blast – Sep 26<sup>th</sup>, 2023

Topic: Assessments

Greetings Everyone,

This is a friendly reminder from the WPOA that Annual Assessments are due at the end of this month. Assessments mailed in with a postmark on or before September 30th will not incur a late fee of \$50 per lot owned.

Your Woodrock Board

Blast – Sep 15<sup>th</sup>, 2023

Topic: Board Meeting

Greetings Woodrock;

There will be a Woodrock Property Owners Association Board meeting on Monday, the 25th of September at 156 Paradiso at 5:30 pm. Guests are welcomed.

Also, annual assessments received after September 30th will be assessed a \$50 late fee per lot owned.

That is all.

Your Woodrock Board

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Blast – Aug 22<sup>nd</sup>, 2023

Topic: Board Meeting

Greetings Woodrockers,

There will be a short meeting of the Woodrock Property Owners Association on the 31st of August at 7:00 pm at 821 Woodrock Way. This will be an abbreviated meeting to close out actions of the 2022-2023 Woodrock fiscal year. Visitors are welcome.

Cheers,

Your Woodrock Board

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Blast – Aug 15<sup>th</sup>, 2023

Greetings Woodrockers,

Your annual assessment form for 2023 to 2024 is attached. Payment is due on September 1st and is considered overdue if received after September 30th.

Thank you for your prompt payment,

Your Woodrock Board

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Blast – Aug 9<sup>th</sup>, 2023

Topic: Evacuation

Greetings Woodrockers,

We have the rare opportunity to practice an evacuation route through Mueller State Park this Saturday at 3pm following the Annual Board meeting. Please start lining up on the right hand side of the road by **592 Paradiso Rd** at 2:45pm. This route could become our escape route should a wildfire approach from the south or our access to Four Mile Road becomes blocked and we must evacuate. **Cars and pick-up trucks only, no trailers or any towed objects are allowed.** Once we emerge at the School Pond parking lot, please exit the park and return to Woodrock. This exercise supports our status as an active FireWise community.

Hoping to see you Saturday at 3:00 PM, after the Annual Board Meeting and Pot Luck!

Your Woodrock Board

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Blast – Aug 2<sup>nd</sup>, 2023

Topic Blast Correction

So sorry, everyone. The Annual Meeting/Pot Luck is on **SATURDAY**, AUGUST 12, not Sunday!

**The Annual Meeting of the Woodrock Property Owners Association will be held at 10:30 AM on SATURDAY August 12th on Lot 17 (where the picnic tables are, for new folks), followed by an afternoon wildfire evacuation exercise through Mueller State Park.** Everyone is invited to attend this outdoor event. We will welcome newcomers, recap the 2022-2023 year and introduce the new board members. The Treasurer will discuss our 2023-2024 budget. Our Chairman of the Roads Committee will address the current status of heavy equipment, our recent downpour, and the gate. The fishing club will talk about the status of the ponds and how the fishing has been and what can be expected in the near future. Then we want to hear from you! We ask for your input and ideas for the next fiscal year. **After the meeting there will be a potluck lunch with free beer, water and soft drinks. Bring your own chair. We hope to see everyone there!**

Ever marching onward,

Your Woodrock Board

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Blast – Aug 2<sup>nd</sup>, 2023

Topic: Annual WPOA Meeting and Picnic

Greetings, Woodrockians!

**The Annual Meeting of the Woodrock Property Owners Association will be held at 10:30 AM on Sunday August 12th on Lot 17 (where the picnic tables are, for new folks),** followed by an afternoon wildfire evacuation exercise through Mueller State Park. Everyone is invited to attend this outdoor event. We will welcome newcomers, recap the 2022-2023 year and introduce the new board members. The Treasurer will discuss our 2023-2024 budget. Our Chairman of the Roads Committee will address the current status of heavy equipment, our recent downpour, and the gate. The fishing club will talk about the status of the ponds and how the fishing has been and what can be expected in the near future. Then we want to hear from you! We ask for your input and ideas for the next fiscal year. **After the meeting there will be a potluck lunch with free beer, water and soft drinks. Bring your own chair. We hope to see everyone there!**

Ever marching onward,

Your Woodrock Board

---

Blast – Jul – 30<sup>th</sup>, 2023

Topic: Heavy Rains and Rocks in the Road

**WOODROCKERS BEWARE!**

Heavy rain has caused fist-sized rocks to cover the road in the Sucking Rocks area. The road is passable, but low-clearance vehicles must use **CAUTION** and **PROCEED SLOWLY** through that area.

We will begin repairs as soon as possible.

Thank you,

Your Woodrock Board

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Blast – 14 July 15, 2023

Topic: HB 23-1105

Dear Woodrock residents and property owners,

During this year's Colorado Legislative Session, HB23-1105 was passed and signed into law. It creates a task force charged with reviewing matters such as, but not limited to, an association's fining authority and practices, foreclosure practices, communications with homeowners regarding processes and homeowners' rights and responsibilities, the way in which the association makes its governing documents, policies and rules and regulations available to the homeowners, and executive board actions regarding collection and legal activity against a homeowner. The task force will also look at homeowner complaints (as reported to the HOA Information and Resource Center and Homeowners' Advocacy Groups in Colorado), CCIOA, and other state and federal laws.



Simply put, HB23-1105 creates a method by which members of a Colorado HOA or POA who may have problems with, or questions for, their HOA or POA may go directly to the task force without having to contact their association first. Designations and appointments to the task force will occur before August 1, 2023.

If you have questions about the task force, please contact the HOA Information Office and Resource Center, which is a program of the Division of Real Estate. You may find more information about this program, including contact information, at the [HOA Center](#) of the Colorado Department of Regulatory Agencies.

Hope you're enjoying our mountain summer,

Your Woodrock Board

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Blast – 4 July 2023

Topic – Meeting, trespassing, new website

Hello Woodrockers,

There will be a meeting of the WPOA Board on the 13th of July (Thursday) at 5pm at the home of Jon Cornick, 821 Woodrock Way. All members are invited but please RSVP by the evening of the 11th.

Also, we ask that everybody using the back woods respect the property of our neighbors by not trespassing. We have been asked to not enter Mueller State Park and Dome Rock State Wildlife Area from Woodrock. As always, respect the property of our residents as well.

We also have an alternative website for you to check out. The new website [www.woodrock-poa.org](http://www.woodrock-poa.org) contains everything the official web site has but with a simpler format and easier access to our documents. The password for Private Documents area is ABCD2468. Please do not share this with non-Woodrock members. Again, have a great holiday!

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Blast – 15th June 2023

Topic: Gate Remotes Reprogramming

Last week there was a lightning storm that burnt out the surge protector on the gate. "County Door" (our gate maintainers) was called to replace the surge protector which they did on the 14th. However, the radio receiver was damaged as well; and a replacement was ordered. The receiver is scheduled to arrive around July 10th. Until then, the gate will remain open. All remote gate openers will have to be programmed for the new receiver. To accomplish a Woodrock wide reprogramming of gate remotes, we ask that you please put them into a plastic zip-lock bag along with your name and address and deliver them to the front door of any of the

below listed WPOA Board Members prior to July 10th. We will give them to "County Door" for reprogramming. Once reprogramming is complete, we will return them to you. We will also collect remotes from part-timers at the annual picnic on August 12th. Please contact the Board if you have a special circumstance in turning in your remote. We will work to accommodate all situations to include programming automobile settings.

Jon Cornick, 821 Woodrock Way  
Dale Petersen, 128 Homestead Rd  
Bill Doolen, 156 Paradiso Rd

WPOA Board

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Blast-14 Jun2023

Topic: July Wood Chipping Dates  
Attention Woodrockers!

The Divide Fire Department has set the dates of July 8th and 9th to have their chipper/shredder operating in Woodrock. Plan to have your slash piles alongside the road, thick ends pointing out toward the road and piled no more than five feet tall (see attached photo for example).

Volunteers are encouraged to help feed the chipper from location to location. The piles should be placed such that a large truck with a long chipper in tow can pull up to the pile and still be able to turn around when finished. Piles located on driveways will not be chipped. Many thanks to Martin Guthardt and Steve and Sylvie King for staying on top of this.

There will be another opportunity in fall, so stand by for news on when that will be scheduled.

Your Woodrock Board

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Blast-3 Jun 2023

Topic: A Word to the Wise – Cattle  
Fellow Woodrockers...

Bill Myrick has let us know that over the next few days, cattle will be returning to his property. Please be aware of this, and if you are on Bill's property and go through a gate, **PLEASE CLOSE IT BEHIND YOU!**

Thanks,

Your Woodrock Board

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Blast-2 Jun 2023

Topic: WPOA Board Elections

Dear Woodrock Residents,

Attached is the tentative timeline for the voting process to elect directors to the Woodrock Property Owners' Association Board of Directors. There are three vacancies on the WPOA Board to be filled. Dale Petersen, Steve Tom, and Paul Turley will not be running for reelection. We encourage anyone who is interested in shaping the future of Woodrock to put forth their name for the upcoming election

This mailing is to solicit your response if you wish to be on the ballot for the election. If so, please let us know not later than June 23rd and include a brief biographical sketch to highlight your history with Woodrock, any other relevant experience and why you would like to serve on the WPOA Board.

If you are interested in serving on the Board and have any questions about what's involved, time requirements, etc., please contact any of the Board members for more information.

Many thanks,  
WPOA Board

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Blast- 2 Jun 2023

Topic: Woodrock Board Elections

Dear Woodrock Property Owners,

Attached is the tentative timeline for the voting process to elect directors to the Woodrock Property Owners' Association Board of Directors. There are three vacancies on the WPOA Board to be filled. Dale Petersen, Steve Tom, and Paul Turley will not be running for reelection. We encourage anyone who is interested in shaping the future of Woodrock to put forth their name for the upcoming election

This mailing is to solicit your response if you wish to be on the ballot for the election. If so, please let us know not later than June 23rd and include a brief biographical sketch to highlight your history with Woodrock, any other relevant experience and why you would like to serve on the WPOA Board.

If you are interested in serving on the Board and have any questions about what's involved, time requirements, etc., please contact any of the Board members for more information.

Many thanks,

Your WPOA Board

Blast- 22 May 2023

Topic: Our "Nails in the Road" Problem

Greetings Woodrock Neighbors,

As you may already know, people are finding nails in their tires as a result of a nail spill last Friday. We urge you to inspect your tires frequently. If you discover a nail, take a picture of it and get the tire serviced. Save the receipt. We are working on a solution for reimbursement and inconvenience caused by the spill. Also, if you have nails you've picked up along the road, don't throw them away or use them. We want to collect them to show how many were involved in the spill. Thank you.

Your Woodrock Board of Directors

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Blast-19 May 2023

Topic: WARNING! NAILS IN THE ROAD!

Attention Woodrock Residents:

Our neighbor, Dan Polly, has advised us that there are "hundreds" of nails on the road at the intersection of Woodrock Way and Homestead Road. Most likely fall-off from a contractor truck. Jon Cornick is heading over there with some magnets to endeavor a removal, and Bill Doolan will also be helping.

USE EXTREME CAUTION AT THAT INTERSECTION UNTIL FURTHER NOTICE. The nails may be spread over a fairly wide area from Woodrock Way up to the Guthardt home.

Again, please use EXTREME CAUTION. We will update everyone as soon as possible.

Your Woodrock Board

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Blast- 17 May 2023

Topic: Wildfire Community Preparedness Day

Good Wednesday, everyone...

The annual Wildfire Community Preparedness day event is coming up this Saturday, May 20th. All pertinent information is in the attached flyer. Attendance is highly recommended. It's short notice, but we hope you'll be there so we can learn how to do our part in keeping our community safe and fire-wise!

Your Woodrock Board

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Blast- 15 May 2023

Topic: Something Fishy is Going On

Dear Woodrock Property Owners,

Just a reminder...

Please remember this Thursday, May 18th, is the deadline for getting a discount on Fishing Club membership dues.

This season's stocking was much improved over our last one, and there are plenty of very large (2-3 lbs.) just waiting to see what you'll be bringing to the menu!

Happy angling,

Your Woodrock Board

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Blast- 10 May 2023

Topic: Weather Correction

That should have read TORNADO WARNING (more serious than a watch) and the National Weather Service says conditions currently exist in our area that could spawn a tornado. The warning will be in effect until 3:45 PM.

Stay safe,

Your Woodrock Board

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Blast- 10 May 2023

Topic: Nasty Weather

Hi, Woodrockians...

If you haven't noticed, the predicted storm has arrived. We're getting some potentially damaging hail currently, and **THERE IS A TORNADO WATCH FOR MIDLAND, WOODLAND PARK AND OTHER LOCATIONS UNTIL 3:45 PM.**

If we lose power, it's a good idea to proactively turn off or unplug at the wall, any device that could be harmed by a spike when power returns.

Stay warm and dry!

Your Woodrock Board

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Blast- 2 May 2023

Topic: Trout stocking TODAY plus Fishing Club reminder

Dear Woodrock Property Owners,

Trout are being delivered today - 400 pounds. Please remember the deadline for getting a discount on Fishing Club membership ends May 18. If you haven't already renewed or initiated your membership, please do so by mailing payment and form to Dale Petersen at 128 Homestead Rd, Divide, CO 80814. See email of March 22 for details.

Thanks,

Your Woodrock Fishing Club

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Blast- 24 Apr 2023

Topic: Notice of Upcoming WPOA Board Meeting

Dear Woodrockians,

As April draws to a close with a wintery blast, we'd like to advise everyone that the next meeting of the Woodrock Property Owners Association board will take place on Thursday, May 4th at 5:00 PM MDT at 156 Paradiso Road. Everyone is welcome to attend, however seating will be limited. Attached is the current agenda for the board meeting.

As we reminded you in a recent email, here are a few things to keep in mind as we change seasons and outdoor activities increase.

1. The bears will be out soon and looking for any easy food. Please put your trash out for pickup and bring it back in with as little exposure to the wildlife as possible. Trash pickup is in the covenants and protects the wildlife and the humans living in their habitat as well as keeping the area clean.
2. Our annual Board Meeting pot-luck will be held on lot 17, on the 12th of August. Save that date!
3. The brave firefighters are still battling the 403 Fire west of Florissant Fossil Beds. We live with fire all the time. Our Firewise Committee has met with Ranger Brian Kerrigan of Mueller State Park to hold a practice evacuation in the afternoon after our Annual Board Meeting and Pot-Luck on August 12th. This practice has been a well-attended exercise that everyone should try to participate in.

**ATTACHED IS A HANDY GUIDE TO TELLER COUNTY FIRE BAN LEVELS. PLEASE KEEP IT AND REFER TO IT OFTEN AS WE MOVE INTO OFFICIAL FIRE SEASON!!**

4. Beginning in April, there will be random speed checks on Woodrock roads using a speed gun. This will give us an idea of the average speed of Woodrock residents, contractors, and delivery companies. It will also help us enforce the speeding and reckless driving policy. We'll post the overall findings in the minutes of our Board Meetings.

5. Last but not least - PLEASE pick up your dog poop, it's just that simple.

That's it for now. Thank you for your time.

WPOA Board of Directors

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Blast- 22 Mar 2023

Topic: Woodrock Fishing Club 2023 Info

It's time for the ponds to start thawing which means the opportunity to enjoy membership in the Woodrock Fishing Club is upon us. We are scheduled to have fish delivered for stocking the week of May 8th. Attached are membership forms and the club Rules and Regulations. Please complete and return the appropriate form with payment as a renewing member or new member.

Remember - submit your payment by May 18th and get a 10% discount on the annual fee! You should print and retain the Rules and Regulations to be sure you and any guests are familiar with the rules.

Please note a few revisions to the Rules and Regulations - guest privileges now allow up to four guests who must be accompanied by the owner. Also, items III. 1. and 2. have been modified regarding allowed bait.

Happy Fishing!

Woodrock Fishing Club Committee

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Blast – Mar 2<sup>nd</sup> 2023

Topic: South Bound 67

Dear Teller County Resident,

Highway 67 South from Highway 24 in Divide to Cripple Creek is closed until further notice. Please avoid the area.

Thank you for your patience and cooperation.

Respectfully,



Teller County Sheriff's Office  
11400 Hwy 24  
Divide, CO 80814

Blast- 25 Feb 2023

Topic: Upcoming Woodrock POA Board meeting

Hello, Woodrockians!

A meeting of the Board of Directors of the Wood Rock Property Owners Association will take place on Monday, March 6th at 5:00 pm at 128 Homestead Road.

If you would like to attend, please respond to [this email](#) with your intentions so we can assure enough seating is provided.

Cheers,

Your Woodrock Board

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Blast – Jan 21<sup>st</sup>, 2023

Topic: New Camping and Speeding Policy

Hello Woodrock Property Owners,

At its last meeting on January 19, 2023 your Board approved updated **Camping and Speeding and Reckless Driving** policies that became effective immediately. Each one is attached to this email. Please familiarize yourself with these. They are also posted on the Woodrock website under "**Public Documents**".

We continue to look out for the health and safety of our residents as well as uphold the Covenants, Bylaws and ever-changing County and State regulations.

Thank you,

The Woodrock Property Owners Association

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Blast – Jan 9<sup>th</sup>, 2023

Topic: Board Meeting

Dear Woodrock Property Owners,

There will be a meeting of the Woodrock Property Owners Association at 5:00 pm at 821 Woodrock Way on Thursday, January 19th. If you would like to attend via Zoom, please send a request to [WoodrockPOA@gmail.com](mailto:WoodrockPOA@gmail.com). We will send you a Zoom invite.



Best,

Your Woodrock Board

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Blast – Jan 3<sup>rd</sup> 2023

Topic: Gate Open

Dear Woodrockers,

I'm sure you all are aware that the gate has not been working for nearly a week. County Door came out this morning to determine what is wrong. It turns out that a mouse has gotten into the control box and chewed up a bunch of the wiring. This, in turn, has done some other damage internally. He is not able to determine the extent of the damage. He is going to have to fix what he can see and then go from there.

The bottom line is that it will likely be a week or two before the gate will be back in service. We will keep you posted on the progress of repairs.

Happy New Year,  
Your Woodrock Board

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Blast – Nov 18<sup>th</sup>, 2022

Topic: Whitt Christmas Party

Woodrock residents,

**Please join Todd and Nita Whitt for a Woodrock Christmas Party**

- \* **Sunday December 4, 2022**
- \* **6:00-8:00 pm, Come and Go**
- \* **527 Paradiso Rd**
- \* **Optional: Bring a favorite finger food—come on without it if needed**
- \* **No gifts, just Christmas cheer with long-time and new neighbors**
- \* **The Petersen's are out of pocket to host this year!**
- \* **The Mory's will be there! We hope other part-timers will be also!**
- \* **Parking—you may park in our upper or lower driveway, in the Mory's driveway directly across the road at 548 Paradiso, or if you park on the road, we recommend to park facing south.**

**Please RSVP, whether attending or not. Send RSVP separately to [niwhi77@aol.com](mailto:niwhi77@aol.com)  
If you know what food you want to bring, please let me know. Thanks!**

**We hope to see you then!**

**Nita and Todd Whitt**

