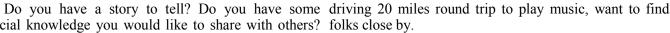
CLASSIFIED ADS

special knowledge you would like to share with others? folks close by. Let me help you write a book!

ebooks, blogs, articles and white papers. I can research lakehurst.nextdoor.com and write about anything you might be interested. My past projects include such diverse subjects as deck HVAC systems, creativity and many more subjects.

working on.

neighborhood musicians for jamming. I am tired of can provide. Please call Marti at 303-406-1958.



I play guitar, bass, ukulele, bazuki and sing. Please I am Marti, The WordSmith — I ghost write books, contact I an on Lakehurst Nextdoor, https://

Lakehurst family (three adults, one small dog, and building, tattoo removal, furnace ratings, social media three cats) find themselves needing to move before marketing, song writing and recording, buying foreclosed September. We are looking for a house with two or three properties and other real estate concepts, mini-splits, bedrooms, two or three bathrooms, and a fenced yard. We would be interested in a place that needs some work I also provide critiquing, editing and proof reading or a place where part of the rent/lease (possibly a lease to services. And - I have written and co-written a couple of own) could be worked off by taking care of animals or my own books, with a couple more I am currently the property (kind of a caretaker) situation. The area around Lakehurst would be nice, but we are open to My rates are very fair and negotiable. Contact me at moving just about anywhere. A mother-in-law area of the 303-406-1958 or MartiTheWordSmith@hotmail.com. house would be wonderful, but we are open to just about anything, anywhere, but are a little limited on how much Ian Kolsky from Lakehurst — I am looking for rent/lease we can afford. Thanks for any assistance you



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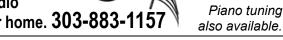
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The goal of the Lakehurst West Homeowners Association is to promote responsible living by improving the quality, safety and community involvement within our neighborhood.

A Note From The Lakehurst HOA Board:

WOW!! What a turnout at the last general membership meeting. There were more "new faces" than President to preside at meetings of the Association and our regular members. How refreshing and encouraging to of the Board of Directors, to act as the managing know that our residents really do care. We need you and officer the Association and to perform all functions thank you for your interest.

February 2014

was not accomplished, that of electing a new Board of of Directors. Directors, It has been asked, what are the duties of the officers? There are "general" and "specific" duties as

The officers of the Association shall consist of a the President. President, Vice President, Secretary and Treasurer. The officers shall be elected at the annual meeting by Secretary to give notice of members meetings and the current active and Associate members of the meeting of the Board of Directors, to record association. (Associate member is an issue that needs addressing) The term of the Board of Officers shall be one year.



Have you seen our new east entrance sign!?

A special thanks to Tom and Barbro Doyle, Dan Muldoon, and all of the volunteers who helped see this project through completion. And a very special thanks to all of the residents who helped place this very large (and very heavy) stone in place.

• PRESIDENT: It shall be the duty of the incident to the office of President of the Association, or However, one important function of our association as authorized by the general membership of the Board

Mailing Address: P. O. Box 271032, Littleton, CO 80127

Phone: 720-94LWHOA or 720-945-9462

Email: contact@lakehurstwest.info

- VICE PRESIDENT: It shall be the duty of the Vice President to preside at meetings and act and perform all of the duties of President in the absence of
- SECRETARY: It shall be the duty of the proceedings of the Association's meetings and Board of Director's meetings, to maintain at the Association's principal office a record of names and addresses of members entitled to vote, and to maintain such other books as the Board of Directors may prescribe.

(Continued on page 2)



A Note From The Lakehurst HOA Board (continued)

(Continued from page 1)

• TREASURER: It shall be the duty of the values that are going up not down. Treasurer to act as custodian of the funds of the Association, and along with the co-signature of the Tuesday, June 24th at 7:00 pm. President, Vice President or Secretary of the Association disburse the monies of the Association. The Treasurer shall keep an account of the financial condition of the Association, prepare a financial report to be presented annually to the membership, and generally perform all the functions incident to the office of the Treasurer of the Association.

• NEWSLETTER EDITOR: This is not a Board officer position, but there is a need for someone to take over as editor for this newsletter. This position pays \$50 per issue and any type of publishing software can be used. The time involved is fairly minimal. If interested, contact a board member at the June 24th meeting.

We are still looking for a few good men and women to take charge of preserving and promoting what we all want, a great community to raise our families and to

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leave them what we all have worked so hard for, property Please plan on being at the Membership meeting

Don Hinson, Chairman

This is very, very

important!

Why join the Lakehurst HOA?

Lakehurst West Homeowners Association (LWHOA) is a volunteer association. The group consists entirely of residential property owners, just like you, working together to make Lakehurst a great place to live.

What do your \$30 per year dues pay for? Annual Picnic: Pizzas and beverages \$300 Post Office box rental: \$75 Fellowship Hall rental: Three times per year \$60 Annual Garage Sale advertising: \$100 Snacks for meetings: Three times per year..........\$25 COHOPE Membership annual dues......\$40 Registration of HOA with Colorado\$10 East entrance sign \$3,000

Dues cover June to May and are payable at any meeting or may be mailed to P.O. Box 271032, Littleton, CO 80127. This issue of the newsletter has an attached, pre-addressed envelope to make it even easier to pay your HOA dues.

AND — thanks to the amazing generosity of Sally Sterns and Alan and Julie Blair, who have donated a total of \$200 for gift certificates, anyone who signs up as a new HOA member, or renews their membership for 2014, will be eligible to win these gift certificates.! The drawing will be held at the **June 24th** meeting.



A GREAT BIG THANKS!

to Laurie Downs. owner of SIGNS PLUS in Englewood for the various signs she has donated to our HOA.

You can reach Laurie at 303-781-1313



HAPPY WITH YOUR TRASH SERVICE?

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COLORADO WASTE

What's going on in our neighborhood?

New County Ordinances

The following two ordinances are being considered by Jefferson County. Both ordinances may impact the residents of our community.

• ACCESSORY DWELLING UNIT **REGULATION REVISIONS**

"An Accessory Dwelling Unit (ADU) is an additional dwelling that can either be added to an existing single family detached dwelling, or built as a separate accessory structure on the same lot as the primary a Facebook group page for Lakehurst West residents. dwelling. These types of structures are often called "granny cottages". To be considered an ADU, the unit www.facebook.com/groups/lakehurstwestneighbors/. has provisions for an independent kitchen, and must be clearly subordinate to the main dwelling

to create more housing options for Jefferson County citizens. This would allow some citizens to age in place by having a second unit for perhaps a caretaker of grown children.'

• DISTRESSED REAL PROPERTY

"Purpose: regulating distressed Real Property with unincorporated Jefferson County for the purposes of protecting public safety and health.

"Distressed Property" means any Vacant Real Property in Foreclosure or any Vacant Real Property with a Hazardous Condition. Examples of Hazardous Conditions include, but are not limited to: Deteriorating structure, presence of trespassers, unmaintained pools and spas, failed septic systems presence of graffiti" A

Neighbor/Author Scott Perry

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responsible party who violates this ordinance commits a class 2 petty offense and upon conviction thereof, shall be subjected to fine, of \$500.00 for the first violation and a \$1,000 for any subsequent violation.

We will have complete copies of both these at the June 24th membership meeting.

Lakehurst Facebook Group

New Lakehurst resident Lina Dennison has created Lakehurst West Neighbors, can be found at https://

This group page will function like an online virtual bulletin board for lost and found items, garage sales, lost The intent of these regulation changes is not to pets, notifications of suspicious activity, good and double the density allowed in an area, or to allow the services offered, news that direct affects our community, ADU to be sold off as an independent unit. The intent is items for sale or items needed/wanted, and individuals asking for local business recommendations.

Thanks Lina, for this great neighborhood service!

Lucky Dog Grooming

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love and fun!

Interested in selling your home, but unsure on how to navigate this busy market? Let me help smooth the path and be your real estate quide. Let's work together and make the transaction as enjoyable, easy and seamless as possible. Call for more information.

Virginia A. Clair Principal Broker **Urban Mountain Associates**

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