



Shadow Woods Newsletter

www.shadowwoods.com

Summer 2004

Subdivision Board

Officers:

President:

Gwen Hilton
375-5159

Vice President:

Terry Lanker
375-0509

Secretary:

Patricia Mitchell
375-5469

Treasurer:

Linda Brown
375-0596

Committees:

Pat Banaszek
375-5683

Capital Improvements

Al Wolfe
375-1706

Communication

Karen Childers
375-1354

Safety and Security

Brian Holt
375-9487

Maintenance:

David Reese
375-1609

Garbage Collection

Waste Management provides special pricing for trash collection in our neighborhood. Garbage collection is \$9.00 per month and yard waste collection is \$3.00 per month. This includes a large rolling garbage toter. If you are not receiving these rates call Waste Management at 1-800-796-9696 and indicate that you are a Shadow Woods resident.

Keep in mind that the large garbage toter provided by Waste Management is not required for garbage collection. In fact, many residents have found it quite difficult to keep the toters in their garage. This has led to many toters being left outside, which is a violation of subdivision by-laws. Please read the letters from Terry Lanker (page 2) and Gwen Hilton (page 3) regarding subdivision deed restrictions for garbage can placement. If you want to get rid of your garbage toter, call Waste Management at the number above to schedule a pick up time. Be sure to replace your toter with garbage cans that are no larger than 32 gallons.

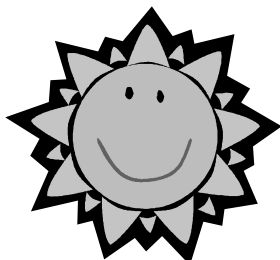
Annual Spring Cleanup

Our annual spring cleanup for Shadow Woods was held on Saturday, May 1st. The weather cooperated long enough for everyone to get the grounds cleaned up. Our subdivision looked great after we got it all cleaned up.

"Thank You" to all of the volunteers who helped out with the cleanup. Your efforts are greatly appreciated. A special "Thank You" goes to our area captains: Beth Tilove, Gwen Hilton, Joe & Renee Grenier, Champ & Jeanette Bowden, Michael & Michelle Gibbons, and Laurie Mueller who coordinated the volunteer's cleanup work. Also "Thanks" to Terry Lanker who hauled the trash bags and tree branches to the dumpster.

We did experience one problem that cost our subdivision some money. The trash from our cleanup filled our dumpster to the top, ready for hauling away. Later in the day, after the cleanup, someone overfilled the dumpster with trash from their own yard including whole shrubs, boards, tree limbs and cuttings, metal etc. As a result, we had to rent another smaller dumpster at an extra cost of \$225 to haul away the excess trash.

Except for this problem, our spring cleanup was a big success. Our maintenance committee says "Thanks" again to everyone involved



Comments from Terry Lanker, Shadow Woods Neighborhood Committee

Some residents have recently received letters concerning violation(s) of the subdivision's deed restrictions. While most residents have been very cooperative in removing the reason for the violation, some residents have objected to what they interpreted as an invasion of their privacy. I would like to apologize to these offended residents.

My wife and I have been Shadow Woods residents since 1989 and we have owned two homes in the subdivision. When we moved from Winter Park to our present home on Snowmass we looked at buying in many subdivisions in the local area but we came back and purchased in Shadow Woods. I am very fond of Shadow Woods. I served on the capital improvements committee from 1991 to 1996 and I was chairman of the maintenance committee from 1996 through 2003.

I am new to the neighborhood committee. The neighborhood committee has the responsibility to carry out the obligation of the subdivision's Board of Directors in enforcement of the deed restrictions. This is done as a benefit for the common good of all residents.

The subdivision board has found that some residents have been storing their garbage/trash cans in public view. This is not in accord with the subdivision's deed restrictions which can be found at www.shadowwoods.com. The board is asking the neighborhood committee to put into action a strategy which would have all residents remove their garbage/trash cans from public view.

I am using this space to appeal to all residents to cooperate on this. Most of the residents already keep their garbage/trash cans out of public view and thereby make Shadow Woods an even more beautiful place to live. My wife and I keep our cans in our garage. We find that if we bag our garbage, there is no offensive odor. We have purchased two 32-gallon plastic trash cans with wheels, and these smaller cans fit easily in our garage. Furthermore, a few months ago we received a request from Waste Management about not using the large 42-gallon can due to the strain on the backs of the trash collectors.

I want very much to make our subdivision look first class, but I can't do this alone. The subdivision board cannot do this alone. We all need to work together and I anticipate everyone's cooperation in this regard.

Thanks for listening,
Terry

Letter From the President

Dear Residents,

As I write this, I'm hoping that we get a little less rainfall and a little more sunshine this summer. At least our grass is staying green with little or no effort on our behalf!

I'd like to address a couple of issues in this newsletter. First of all, some residents along Powderhorn Ridge and to the south of the sub received letters from our neighborhood committee if their garbage cans were in view of the street. You may or may not know that this is a violation of our deed restrictions, so the board decided it was time to enforce that particular restriction. After all, it costs little or no money to move your trash cans out of view of your neighbor.

We will be enforcing this issue north of Powderhorn Ridge as well. It hasn't happened yet because it takes time to contact everyone in regard to this. Perhaps this article, along with the one from Terry Lanker elsewhere in this newsletter, will provide sufficient notice to folks to remove their trash cans from public view.

The board is enforcing this unilaterally and has no wish to alienate anyone. That isn't our intention. It is our intention to request that everyone follow the bylaws and deed restrictions for the benefit of the entire neighborhood. We appreciate your understanding and cooperation on this matter.

The second issue I'd like to address is our residential roads. City Hall invited half of our subdivision to a meeting on our roads and plans to invite the other half of the subdivision to a meeting scheduled for the second Tuesday in July. (Apparently they were concerned about space limitations in the auditorium and divided our sub in half). Hopefully, no matter where you live in Shadow Woods, if you didn't attend the meeting on June 22 you can make it a priority to attend the one on July 12.

In any event, the gist of the matter is that our roads are awful, the worst residential streets in the city according to Mayor Sommerville. The city does not have the money to improve them (totally reconstruct them), so they're going for a millage in November to get the money. If that millage doesn't pass, we don't get our roads fixed. This millage is for all residential roads, not just ours.

I have heard from more residents regarding the state of our roads than I've heard on any other issue. I urge you to attend this next meeting, contact City Hall, read all you can in upcoming publications and finally VOTE FOR THE MILLAGE! I don't know about you, but I'm tired of looking at this cracked, ugly asphalt. Please call me at 375-5159 if you'd like to discuss this issue or want more information.

Sincerely,
Gwen Hilton

Classified Ads

Ads will now run for approximately four months on the web site and for one newsletter. To place an ad or to renew a previous ad please call Karen Childers at 375-1354, or visit the shadowwoods.com website.

Karate: Private Karate Instruction by 6th Degree Master Black Belt. Learn more in 6 months than 20 years from others. Call 248-375-0011

Lease: Elegant Sunlight Drive home ready for lease before we move to Shadow woods in the future. \$2400 month. Superb home inside & out. Kevin 248 244-4143. We appreciate your referral with \$200 should they lease. Thank you.

Playgroup: Looking for moms and tots to start a neighborhood playgroup this fall. Call Karen at 375-1354 or email at karenmchilders@sbcglobal.net

Just Moved In?

If you are new to our subdivision and haven't yet received your "New Neighbor" welcome packet, please give Terry Lanker a call at 375-0509. Terry will drop off this handy packet of subdivision-related information packed inside a Shadow Woods coffee mug.

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