

Green Valley Ranch News

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## Green Valley Ranch Annual Meeting

This year's annual meeting of the Green Valley Ranch Homeowners Association will be held on Thursday, Feb. 26th at Fire Station #18, 6830 Hadler View, behind Walgreens on Centennial and Vindicator. The meeting will be held in the community room and it will start at 6:30 P.M. There will be a review of HOA activities from 2014, committee reports and elections for the open board positions. If you are interested in seeing what your HOA does, please plan to attend. Please note that due to scheduling conflicts, the meeting is on a Thursday, not a Tuesday.

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Board Elections

By now, homeowners have received their dues statements for 2015. Included with that is the ballot for the upcoming election of board members. The covenants allow for up to seven board members, who are elected for three year terms. This year, there are four positions available, and four homeowners on the ballot. Please fill out your ballot and return it to the board, or bring it to the annual meeting.

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## New GVRHOA Website

The Green Valley Ranch Homeowners Association has a new website. The address is [www.gvrhoa.info](http://www.gvrhoa.info). Parts of the website are completed, but some parts are still under construction. Please be patient while it is completed. The website is your resource for covenants, contact information for board members, current and previous issues of the newsletter. Financial data including this year's budget is also available.

## Covenant Corner

The Covenant Committee would like to thank all residents in the community for the holiday lights and decorations. The lights and decorations were absolutely beautiful and made the community look great.

Winners for the 2014 Holiday Light and decorations are:

**Grand Marshall Winner**....Jeff and Shannon Lawrence 5685 Flag Way.

**1<sup>st</sup>. Place** Tie...

5610 Astoria Way....Kimberly and Charles Roach

5620 Astoria Way....Blake & Jamie Wright

**2<sup>nd</sup>. Place** 5625 Astoria Way...Kevin & Sue Roth

Congratulations to all.

Just a reminder to everyone, The covenant committee has temporary Overnight Parking Permits available for homeowners who have guests visiting during the Holidays. Please feel free to call me at 528-6248 if a permit is needed. There is no charge for the permit.

Removal of snow from your sidewalks in front of your residence is every Homeowner's responsibility. We need to continue to maintain a safe area. Jeff Voltattorni, GVRCC Member



## **KEEPING OUR NEIGHBORHOOD SAFE**

Our Neighborhood Watch Program was implemented in Green Valley Ranch during the summer of 2005. A little over 50% of our 112 homeowners have joined. Have you?

The Neighborhood Watch Program is a cooperative effort between homeowners and the police department making communities more inviting and safe thus less attractive for criminals. The program is not new and can be found throughout the United States. It is what neighborhoods have done for years. It is simply being a good neighbor, supporting each other and watching strangers who suddenly appear in the neighborhood.

Being a member is not dangerous and takes very little time. Watch members are asked to:

- ◆ Be alert to suspicious activities of strangers in your neighborhood.
- ◆ Learn the names of your neighbors and be able to identify their vehicles and other vehicles usually in the neighborhood.
- ◆ Notify the police and Block Captain of any suspicious activity.
- ◆ Take an active interest in staying informed in making the neighborhood safer.

Neighborhood Watch members receive a roster with names and numbers of other members. They also receive periodic crime prevention information and crime statistics. But most important it helps keep our neighborhood safer. If you would like to obtain more information or join, please contact any GVRHOA board member, our Watch Coordinator, Milt Halloran at athmmh@aol.com or by phone: 719-266-9676.

### **Updating Contact Information**

If you have recently changed your email address, or phone number, please be sure to give that information to the homeowner's association. It is used by the association for newsletters, Neighborhood Watch and the Covenant Committee, to inform our homeowners of important information regarding ongoing activities and changes to city rules regarding watering and/or fire restrictions, as well as covenant information. When you send in your dues, please take a minute to fill out the bottom part of the dues statement with your updated information and return it with your dues payment.

# State of the HOA

As we look back on 2014 it was a less eventful year with no fires and I know we are all thankful for that! And the work that was done on the drainage channel seems to have worked because even with the heavy rains we had no flooding issues for those of us who back up to it.

Financially we were able to manage the HOA and manage to keep our expenses below our budget. Our trash removal expenses did increase slightly based on our three-year contract with Bestway but our property insurance did not increase. We also started purchasing our services from our landscaping company on an a la carte basis. By doing so we were able to cut our costs and still maintain the landscaping and keep the weeds down.

One change the Board made this year was to change the due date for our annual payments from February 28<sup>th</sup> to January 31<sup>st</sup>. We made this change to improve the timing of our cash flow and hopefully reduce the number of late payments. We are now on quarterly payments for our trash service and getting the annual dues in sooner will help making that payment in February. You still have a grace period until the end of February before any late charges will be assessed. With the previous due date of February 28<sup>th</sup> we were not receiving payments until March.

The Annual Meeting will be held February 26<sup>th</sup> at 6:30 pm at the Fire Station behind the Walgreens. As usual we will discuss the financials from 2014, present the budget for 2015 and give you an update on the HOA. We also have 4 Board positions for you to vote on so if can't make it to the meeting we hope you will return the ballot with your payment.

A big thank you goes out to Sue Roth for putting together the newsletter again this past year. We have been sending it out electronically to save on printing costs so please be sure to give us your email address if you want to receive it. There is a space on the invoice for you to give us your information.

And thank you goes out to all of you for being great neighbors and continuing to take care of your homes and making our neighborhood such a nice place to live.

Green Valley Ranch HOA Board