

Green Valley Ranch News

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Board of Directors

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## Green Valley Ranch Annual Meeting

The annual meeting of the Green Valley Ranch Homeowners Association was held on Thursday, Feb. 26th at Fire Station #18. Even though it was a cold, snowy night, 22 people were in attendance. Reports were given by all committees on activities for the previous year, and upcoming activities for the current year. Elections were held for new and returning board members. Laura Penney was elected to the board, and Susan Bodily, Milt Halloran and Jeff Lawrence were all re-elected. Welcome to the board, Laura!

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Board Elections

At the March meeting of the Green Valley Ranch Homeowner's Association, elections were held for officers and committees. Weldon Shaver was re-elected president, Milt Halloran was re-elected Vice-President, Jeff Lawrence was re-elected Treasurer, and Susan Bodily was re-elected Secretary. Sue Roth, Brig Asay and Laura Penney are all At-Large members. Sue Roth will continue to edit the newsletter, and Laura Penney will take over the Social/Welcome Committee. At the April meeting, Susan Bodily announced that she and her family are leaving Colorado Springs due to her husband's job change. Thank you for all your service on the board, Susan! We will miss you! The board is currently looking for a replacement for Susan.

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## Covenant Corner

It's that time of year again to judge the best looking yards in the neighborhood. The Green Valley Ranch Covenant Committee will begin the "Yard of the Month" contest June through August. One winner will be picked each month and they will have the bragging rights to the best landscaped, weed free and manicured lawn in the neighborhood. A sign stating "Yard of the Month" will be placed on their lawn and a picture of their residence placed in the GVR Newsletter.

Complaints have been addressed to the Covenant Committee regarding trash containers placed out overnight the day before pick up. Section 128 of the Green Valley Ranch Covenants state that "Trash Containers' are to be placed out on the curb the day of pick up only. Bears have been seen in our area and for them to tip a container over for a free meal will not take much effort. Place you trash container out the day of pick up only.

Please note...if you plan to change the paint color on your residence you will need to get approval from the HOA prior to work commencing. The HOA Board continues to keep paint schemes in harmony with colors that currently exist in the community. Please have your colors reviewed before painting your home.

Overnight Parking continues to be a problem. Section 135 of the GVR Covenants state that "No vehicles of any type shall be parked overnight on any street in the subdivision". Realizing this presents a problem when guests arrive, the GVR Covenant Committee provides Overnight Paring Permits for a limited number of days and times throughout the year. If needed, please feel free to contact Jeff Voltattorni (GVRCC Member) at 528-6248 for a permit.

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Neighborhood Watch

Home Invasion

Last month suspects kicked open a locked front door mid afternoon of a home in a nice Briargate community, held a gun to the head of the homeowner, and stole electronic equipment. How can we prevent this from occurring in Green Valley Ranch? While there is no perfect answer, our Neighborhood Watch Program is designed to help prevent this type of event. Are you a member?

Earlier this month, door bell rang at two different homes on Coachwood. But the homeowners did not find anyone at the door.

A Neighborhood Watch Program is designed to reduce crime in the community by improving communication and awareness. The more homeowners are involved, the more effective the program. The following are steps that should be considered in keeping our community safe:

- ◆ Be alert of suspicious activities in the neighborhood.
- ◆ Know your neighbors' names and have their telephone numbers.

- ◆ Note unfamiliar vehicles on the street especially if someone is sitting inside.
- ◆ Note unusual activity around neighbor homes.
- ◆ Keep your garage doors closed and do not leave your remote in your car where it can be stolen.
- ◆ Do not open your door to strangers.
- ◆ Trim back shrubbery which blocks the view of your doors and windows from the street.
- ◆ Have security lights.
- ◆ Invest in heavy duty locks.
- ◆ Notify your block captain and neighbors when you will be away from home for an extended period.

Do not take any personal risk to prevent a crime or to execute an arrest. If you see something suspicious, report it to your block captain and the Green Valley Ranch Watch Coordinator and if necessary the non-emergency police response number which is: 444-7000. If you are not a Watch member and want to join, contact our GVR Watch Coordinator, Milt Halloran at 719-266-9676 or ath-mmh@aol.com.

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## Emergency Preparedness—Flash Floods

With all the strange weather we have been experiencing lately, here is some information on flooding from the city of Colorado Springs.

Flash flooding is the most common natural hazard in Colorado Springs. Flash floods tend to occur from May through September, and are usually caused by thunderstorms that are out of sight and hearing range of people downstream. Runoff from the mountains can quickly cause the water levels of small creeks and dry streambeds to rise to unsafe levels. These walls of water are fast moving and can easily reach heights of 10-20 feet. Know which streams and waterways are nearby, and where you are in relation to them.

You should never attempt to cross an area that is flooding. It only takes 6 inches of fast moving water to knock you off your feet. Just 10 inches of moving water can move a car, and 18 inches can float your vehicle. Your best course of action is to immediately seek higher ground.

- ◆ An urban and small stream advisory means that isolated flooding of streams, streets, and low-lying areas, such as railroad underpasses and urban storm drains is occurring.
- ◆ A flash flood watch means that flash flooding is possible. Be alert and prepared to move to high ground. Watch for rising water levels; unusual street flooding is possible. Listen to local radio or television stations or Weather Service radio for possible flash flood warnings and bulletins. Locate a hand crank or battery powered radio and extra batteries.

- ◆ A flash flood warning means that a flash flood is occurring or is about to occur. If necessary relocate immediately and seek high ground away from high risk areas and water. Do not attempt to cross moving water either on foot or in your vehicle.

During a flood event:

- ◆ Move to higher ground and avoid areas subject to flooding.
- ◆ Do not attempt to walk across flooded streams, drive through flooded roadways, or allow children to play in drainage areas (just six inches of moving water can knock an adult off their feet).
- ◆ If water rises in your home before you can evacuate, move to the top floor, attic or roof.
- ◆ Stay aware of local flash flood warning through local radio, TV and on [www. Weather.gov/ Pueblo](http://www.Weather.gov/Pueblo). Have a battery operated radio available.
- ◆ If you come in contact with floodwaters, wash your hands with soap and disinfected water.
- ◆ If you see clogged inlets or other public drainage infrastructure problems, report it immediately to:
  - ◇ City Streets Division (719) 385-5934
  - ◇ El Paso County Public Service Department (719) 520-6891
  - ◇ Reserve the use of 911 for life threatening emergencies. For non-emergent needs requiring public safety response, call 444-7000 within city limits or 390-5555 in El Paso County. For information related questions call Pikes Peak United Way Information & Referral at (719) 955-0742.

For more flood preparedness and emergency response information see the city's website at: <https://oem.coloradosprings.gov/public-safety/emergency-management/local-weather-hazards/flash-flooding>

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Neighborhood News

At the 2015 GVRHOA Annual Meeting, updates were given on things happening in and around our neighborhood:

The Pinon Valley Neighborhood Association has donated over \$8,500 to the city of Colorado Springs Parks and Recreation Department to be used exclusively for maintenance or upgrades to Pinon Valley Park. No word on when those upgrades will be done or what they will be.

The Friends of Ute Valley Park are planning trail repairs and mitigations to the park. June 21st will be "Spruce up the Springs at Ute Valley Park. There will be a variety of volunteer opportunities that will focus on trail-rehabilitation and trash pick-up. For more information visit their Facebook page or website at www.friendsofutevalleypark.com.

Other Neighborhood News—continued

The Green Valley Ranch HOA is planning an Ice Cream Social on June 27th at 7:30 P.M. The location is yet to be determined. Look for more information on flyers to be posted on the neighborhood mail boxes, and an email to be sent out to recipients of this newsletter.

Member of the HOA board and the Covenant Committee will be doing a walk-thru of the neighborhood this spring to check the condition of the community. If there any concerns, letters will be sent to the homeowners.

A Kindle was found on Astoria Way last week. On the back it is labeled "Kelly's second Kindle". If this belongs to you, contact Weldon Shaver at 491-0044.

Just a reminder to not put trash out the night before trash pickup. Now that spring is here, bears are out and about, and are attracted to trash cans, especially if they sit out overnight.