



HOA Annual Meeting

This year's annual meeting of the Green Valley Ranch Homeowners Association will be held on Monday, Feb. 20th 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 2016, committee reports and elections for the open board positions. If you are interested in seeing what your HOA does, please plan to attend.

Board Elections

By now, homeowners have received their dues statements for 2017. The board is looking for nominations for new board members and we are in need of at least two people to fill open positions. The time commitment is about one hour per month so if you would like to consider volunteering to be on the board please contact Weldon Shaver at 491-0044 or at wshaver42@gmail.com.

Website Information

The Green Valley Ranch Homeowners Association has a new website. The address is www.gvrhoa.info. We hope to be able to start sending the Newsletter through the website so please sign up to receive an electronic copy. 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 2016 Holiday Light and decorations are:

1st Place Winner.... Blake and Jamie Wright at 5620 Astoria Way

2nd Place Winner..... Jeff and Shannon Lawrence at 5685 Flag Way

Honorable Mention - Tobi and Kira Collins for the awesome tree decorations at 5650 Coachwood Trail
Congratulations to all.



The Green Valley Ranch Homeowners Association (GVRHOA) would like to say thank you to all homeowners within the community for your attention and cooperation in complying with our covenants. This cooperation assists the Board in limiting assessed fines for continued violations. Although residents periodically violate sections of the covenant rules,

Currently the most common violations within our community are as follows:

1. Section 129,.... Trash containers are to be placed and stored from site so as not to be visible from any neighboring property except during refuse collection days.
2. Section 132,.... Yards and open spaces to be kept free from plants and weeds that are unsightly to the community and neighboring properties.
3. Section 135,..... Vehicle Parking, or trailers shall not be parked overnight on any street within the subdivision. Overnight Parking Permits for occasional street use is granted by the HOA on a limited basis.

Should you have any questions pertaining to our covenants, or if an additional copy of the covenants are needed please feel free to contact Jeff Voltattorni, GVRHOACC member at (719) 528-6248.

Member 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 news- letters, 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.

Neighborhood Watch

Our Neighborhood Watch program has about 50% participation and we would like to see that number increased. It really comes down to keeping an eye out for your neighbor and letting the folks in your group about any issues in the area. We have had Milt Halloran as our coordinator but it's time to find someone to step up and take his place. What is involved is keeping a list of the members involved in the watch program and setting up "block captains" that information can be passed on to. Then the block captains pass it on to the members of their group. If you have an interest in helping keep our neighborhood safe please contact one of the board members to get more information. Or come to one of our board meetings which are usually held the 2nd Tuesday of each month.

FYI... Other Topics...

Summer is coming and that's when we do projects around the house. If you are considering repainting your house, replacing your roof or doing a landscaping project the covenants require you to get approval from the HOA. Our process is pretty easy if you will contact Jeff Voltattorni and get your color samples, roofing color or landscape plan to him he will review it with the board and notify you of their approval. Our neighborhood appearance has remained consistent and as a result our home values have increased. So please help us maintain our neighborhoods value and get in touch when doing a project.

We have plenty of wildlife in the area and as spring and summer comes it is very important that we keep our trash cans in and only put them out on the morning of trash pickup. Putting them out the night before is convenient but it attracts animals that could be dangerous for our neighborhood. We have had instances of bears coming in garages, coyotes and lynx in the neighborhood during the day. Trash cans are inviting them into the area which could endanger our children and pets if they were to get between a wild animal and their food.

The trees in the neighborhood are now over 20 years old and some are encroaching on our sidewalks and fences. We need our homeowners to check their trees, especially those along the sidewalks, and trim up the limbs that are hanging lower than 7 feet. We have one neighbor who has a son that is legally blind and when walking in the area those low hanging limbs are dangerous. Also, if your home backs up the fence along Centennial, Atherton or Mule Deer please trim your trees if they are leaning on or damaging the fence that the HOA has to maintain. We spent \$22,000 to replace that fence a few years ago and we need your help to keep it from being damaged.

The concrete walls that border the south and north end of our development are the responsibility of the HOA. When they were built the developer installed a cap on top of the wall that is made of concrete with metal bars running through it. Over time, with moisture and heat, the cap is starting to crumble where the metal bars are. With the cap crumbling that allows moisture to get inside the wall and that will cause it to crack and crumble. We

to 35,000 which is more than we have in our reserves. We will need to address this problem at some point so we would value input on the best way to solve this problem.

State of the HOA

Happy New Year! This past year seemed to fly by as they all do these days. As we begin the New Year your HOA has experienced some changes that could affect us going forward. The most impactful of these changes is the loss of two of our most valuable board members. Milt Halloran has been a member of our Board of Directors for many, many years. He has served as our Vice President, Neighborhood Watch Director and helped out on the National Night Out events. Milt has decided to step down and we all owe him our gratitude for his years of service. Our other big loss came as our long time board member Kay Sipla, and her husband Mike, moved at the end of 2016. Kay was a great ambassador for our welcoming committee, helped out with our ice cream socials and was always willing to help in any capacity we needed.

Financially we were able to manage the HOA and keep our expenses below our budget. Our trash removal expenses did increase slightly based on our three-year contract with Bestway, and the recycling service increased by \$2 per year, but our property and director insurance did not increase. We are still continuing to purchase our services from our landscaping company on an a la carte basis. By doing so we are able to cut our costs and still maintain the landscaping and keep the weeds down. One project that will need to be dealt with are the brick walls on either corner of our fence along Centennial. The concrete cap on the top of the wall is starting to crack and break apart. If it continues to crumble water will get into the wall and cause it to crack. We have received bids for the repairs and it will be a substantial expense so they will probably require a special assessment to cover the cost.

The annual statements have been sent so please get those paid by the due date of **February 28th**. The bulk of your dues pay for the weekly trash service so we need to make sure the cash flow comes in so we don't need to touch our reserves as we pay quarterly.

The Annual Meeting will be held February 20th at 6:30 pm at the Fire Station behind the Walgreens. As usual we will discuss the financials from 2016, present the budget for 2017 and give you an update on the HOA. We also have at least 2 Board positions that we need to fill. The board meets once a month for about an hour so it is not a large time commitment. But without volunteers to serve on the board it is difficult to keep things running and take care of the responsibilities we are required to do. I hope you will consider joining the board.

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.

Board Members

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