



Green Valley Ranch
Homeowners' Association

Winter 2019

Board Members

President

Weldon Shaver

Vice President

Sue Roth

Treasurer

Jeff Lawrence

Secretary

Laura Penney

At-Large

Amber Perry

Jay Mullenix

Joe Kalis

Covenants Committee

Jeff Voltattorni

Neighborhood Watch

Sue Roth

Social Committee

Amber Perry

Laura Penney

Newsletter

Jay Mullenix

State of the HOA

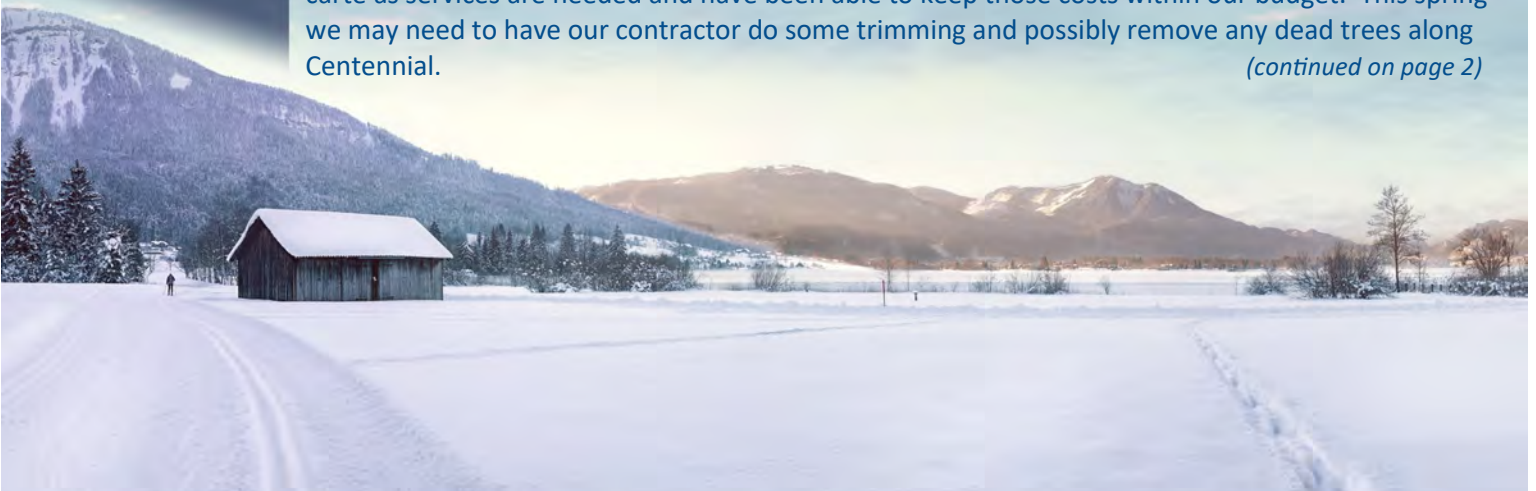
Another year has come and gone in our neighborhood and it's time for the State of the HOA from the President. Luckily I don't need permission from Congress to give you this message when and how I want to. We've had another good year with some fun events such as our Ice Cream Social and a very successful garage sale. Special thanks to Amber Perry for organizing and putting these events together. She has some fun events scheduled for 2019 as well so watch for information in the newsletter or come to the Annual Meeting. Jay Mullenix has continued to improve our newsletter and we are now sending it out via email so if you want to get on the list please let Jay or one of the other Board Members know. We thank Jay for getting on social media and giving us a professional newsletter to send out. Sue Roth has added some new members to our Neighborhood Watch Program and we could always use more so if you are interested please contact a Board Member. You can find the newsletter, financial reports and meeting minutes on our website: www.gvrhoa.info.

On the business side, we are into the second year of our three year contract with Bestway Disposal which does increase our monthly rates slightly in 2019 and 2020. The optional recycling service still remains the same price of \$62/year. We continue to purchase our landscaping maintenance ala carte as services are needed and have been able to keep those costs within our budget. This spring we may need to have our contractor do some trimming and possibly remove any dead trees along Centennial.

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HOA Community Meeting

The annual HOA Community Meeting will be held on February 18th at 6:30pm. Meeting location is the CSFD 18 Fire Station, 6830 Hadler View, Colorado Springs. All are welcome and encouraged to attend.



(State of the HOA continued from page 1)

One area of concern is still the concrete block walls on either end of the fence along Centennial. The concrete cap on the top of the wall is beginning to crack and crumble which will allow water to get inside the wall and start to cause damage. We have received bids for the repair and at this time we are monitoring the wall and planning for repairs when needed.

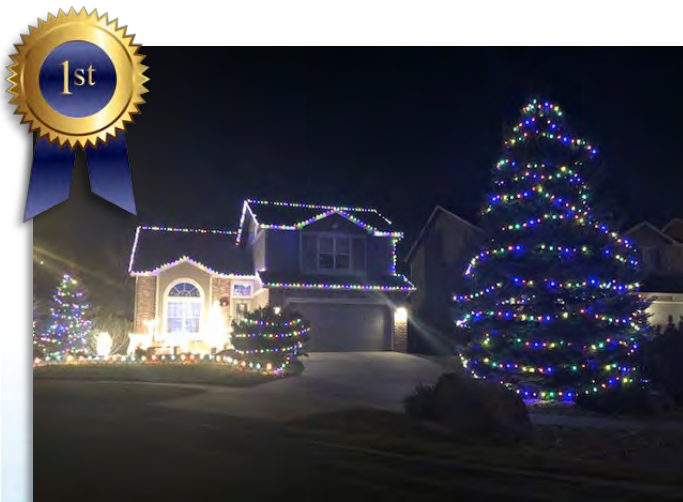
Much thanks to Jeff Lawrence for keeping track of our financials and making sure we continue to run under our budget and get our bills paid. Jeff Voltattorni heads our Covenant Committee and does a great job keeping our neighborhood looking great. If you are planning to repaint, do a new roof or make changes to your landscaping, please contact Jeff with the information so he can get the Board to review and approve the changes per our covenants.

I would like to recognize Sue Roth for her many years of service to the HOA. Sue has worn many hats and has been a valuable part of our community. She and her husband will be moving in 2019 and therefore she will be going off the Board. We will miss Sue and all she does for our HOA. Thank you Sue!

Our Annual Meeting is scheduled for Monday, February 18th, at Fire Station 18. The meeting starts at 6:30 pm and the address is 6830 Hadler View which is next to the Walgreens at Centennial and Vindicator. Please plan to

attend and meet your neighbors and your Board members. We will be voting on new Board Members so if you can't make it please return your ballot via email or to our P.O. Box.

Holiday Spirit Awards



2040 Butternut Trail—Jay & Sharon Mullenix



5685 Flag Way—Jeff & Shannon Lawrence



5620 Astoria Way—Blake & Jamie Wright

Green Valley Ranch HOA Board of Directors 2018
Weldon Shaver – *President*
Sue Roth – *Vice President/Neighborhood Watch*
Jeff Lawrence – *Treasurer*
Laura Penney – *Secretary*
Jeff Voltattorni – *Covenant Committee*
Amber Perry – *Member at Large/Social Committee*
Jay Mullenix – *Newsletter*
Joe Kalis – *Member at Large*

COVENANTS CORNER

In 2019, the Green Valley Ranch Covenant Committee has elected to occasionally list sections of the covenant that are frequently asked about by Homeowners. Below is Section 101 & 102 which describe Residential Use.

Section 101. Single family Residential Use.

All Lots in the Subdivision shall be used exclusively for private SINGLE family residential purposes. No dwelling erected or maintained within the subdivision shall be used or occupied for any purposes other than for a SINGLE family dwelling. No business or commercial use activity shall be carried on or within any lot.

Section 102. Single Family Residential Construction.

No structure shall be erected within the Subdivision except single-family dwellings and those accessory buildings and accessory structures which have been approved by the Declarant. No more than one dwelling may be erected on any Lot. No structure other than a dwelling, no accessory building, no trailer, tent or other similar or dissimilar temporary quarters may be used for living purposes. All accessory buildings and structures must be compatible and in harmony with the dwelling on the Lot.

As always, should Homeowners have any questions pertaining to our covenants feel free to contact Jeff Voltattorni at 719-528-6248.

HOA EVENT CALENDAR

February 18th @ 6:30pm — Annual HOA Meeting

May 25th @ 5:00pm — Potluck in the Park

July 27th — HOA Garage Sale

June 16th @ 7:00pm — Ice Cream Social



UPCOMING LOCAL EVENTS

Click on event name to visit website

DATE	EVENT	LOCATION
February 4	Super Half Marathon & Game Day 5K	Plaza of the Rockies
February 8-17	Cripple Creek Ice Festival	Cripple Creek, CO
February 9	Bighorn Sheep Day Festival	Garden of the Gods Visitor & Nature Center
February 9-11	GalaxyFest	Antlers Hotel
February 14	Warm Hearts Hike	Bear Creek Nature Center
March 2	Mumbo Jumbo Gumbo Cook-Off & Carnivale	Soda Springs Park, Manitou Springs
March 7-9	28th Annual Colorado Springs Wine Festival	Broadmoor Hotel
March 9	Special Olympics Polar Plunge	A Dolce Resort, Cheyenne Mountain
March 17	St. Patrick's Day Parade	Downtown Colorado Springs