

Green Valley Ranch

Homeowners Association

Winter 2019-2020



State of the HOA 2020

As we begin a new decade in our neighborhood it is time for the State of the HOA from the President. We have had another good year with some fun events such as our Ice Cream Social, Neighborhood Potluck and another very successful Neighborhood Garage Sale. Special thanks to Amber Perry and her Committee for organizing and putting these events together. She has some fun events scheduled for 2020 as well so watch for information in future newsletters and the upcoming HOA Annual Meeting. Speaking of the newsletter, Jay Mullenix has continued to improve the look and content. We only send it out via email so if you want to get on the mailing list, please send us your email address. We thank Jay for getting on social media and giving us a professional newsletter to send out. You can find the newsletter, financial reports and meeting minutes on our website, www.gvrhoa.info.

On the business side, we are into the final year of our three year contract with Bestway Disposal which does increase our monthly rates slightly in 2020. The optional recycling service still remains the same price of \$62/year. Bestway has changed names to GFL Environmental so the color of the truck has changed but we still have the best guy, Kyle, servicing our neighborhood. If you see him, thank him for the outstanding job he does every week! We continue to purchase our landscaping maintenance ala carte as services are needed. This spring we had to have our contractor do some trimming and removal of dead trees along Centennial so we went over budget for those services. 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've received bids for the repair and at this time we are monitoring the wall and planning for repairs when needed. The HOA Board voted to keep the annual dues at \$225 for the upcoming year but we may need to raise them for 2021.

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 up our Covenant Committee and does a great job keeping our neighborhood looking great. If you are planning to repaint, install 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.

Our Annual HOA Meeting is scheduled for Monday, February 17th, 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. If you would please provide us with your email address it really helps us communicate with you and let you know of upcoming events and newsletters. Just fill out the form on your dues invoice and return it with your payment.

Green Valley Ranch HOA Board of Directors 2019

Weldon Shaver – *President*

Joe Kalis – *Vice President*

Jeff Lawrence – *Treasurer/
Neighborhood Watch*

Laura Penney – *Secretary*

Amber Perry – *Member-at-Large/
Social Committee*

Jay Mullenix – *Member-at-Large/
Newsletter*

Brad Perry – *Member-at-Large*

Jeff Voltattorni – *Covenant Committee*



Annual HOA Holiday Spirit Awards 2019

Each year the Green Valley Ranch HOA Board members walk through the neighborhood a couple weeks out from Christmas to determine which homes have the best holiday displays. Criteria taken into account includes: First Impression, Design, Effort, and Originality. While there are no monetary awards, the 1st place winner receives a sign to place in their yard for the remainder of the holiday season.

1st Place - Jeff & Shannon Lawrence (5685 Flag Way)



*2nd Place (Tie) - Jay & Sharon Mullenix (2040 Butternut Trail)
Blake & Jamie Wright (5620 Astoria Way)*



A big **THANK YOU** to everyone that put up Christmas lights this year. Your efforts helped bring joy and holiday cheer to our neighborhood.



Holiday Greetings from the Green Valley Ranch Homeowners Association

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, the vast majority elect to comply.

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

Best Wishes,

Weldon Shaver
President, GVRHOA



Social Committee Report

I would like to issue the following challenge to the neighborhood: Get to know one of your neighbors this year. It could be someone on your street or somewhere else in the neighborhood. Find out who they are, what they like to do, etc.

Getting to know our neighbors helps to build a strong community and a strong community is a safe and happy community.

Amber Perry
Social Committee Chairperson, GVRHOA

Upcoming Events

Feb 17th
Annual HOA Meeting

May 23rd
Potluck in the Park

June 20th
Ice Cream Social

July 25th
Neighborhood Garage Sale

Snow'dad' Jokes

Q: What is it called when a snowman has a temper tantrum?

A: A meltdown

Q: What do you call a snowman with a six pack?

A: An abdominal snowman

Q: What do snowmen call their offspring?

A: Chill-dren

Q: What do you call an old snowman?

A: Water

Q: How does a snowman build a house?

A: Igloos it together

Q: What do snowmen eat for breakfast?

A: Frosted Flakes

Q: What did one snowman say to the other snowman?

A: Do you smell carrots?

