

Green Valley Ranch

Homeowners Association

Quarterly Newsletter ~ Winter 2020/2021

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STATE OF THE HOA



As we say goodbye to 2020, thankfully, 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 and another very successful garage sale. Special thanks to Amber Perry and her committee for organizing and putting these events on. She has some fun events scheduled for 2021 as well so watch for information in future newsletters or join us for the Annual Meeting on February 22nd via Zoom. The date, time and information

for the annual meeting will be included with your annual invoice for the dues. 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 list please let Jay know, or one of the other Board Members, and give 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 at our website which is www.gvrhoa.info.

In December the Board approved a new three-year contract with our trash provider GFL Environmental (formerly Bestway Disposal) which will keep our basic trash service rate the same in 2021. We will see a slight increase in 2022 but then that rate will remain the same for 2023. The optional recycling service fee has increased for 2021 due to some new fees that GFL has to pay. The new rate is \$90/year from the previous rate of \$62/year which is a straight pass-through cost the homeowner pays above their basic HOA dues. The good news is we still have the best guy at GFL servicing our neighborhood in Kyle. If you see him thank him for the outstanding job he does every week! This past year we were unable to find a contractor to handle our landscaping maintenance at a reasonable price so the Board voted to self-manage our common area along Centennial, Mule Deer and Atherton. The HOA purchased a 5-gallon weed sprayer, weed eater and blower. Board members volunteered to spray the weeds over the summer and it helped. This year we plan to start in the spring and try to get them under control early as well as do the cleanup of trash and tumble weeds. Watch the newsletter for those dates if you would like to help with the cleanup. We continue to monitor the concrete block walls on either end of the fence along Centennial.



(continued on page 2)

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Social Committee
Amber Perry
Laura Penney

Newsletter
Jay Mullenix

(State of the HOA continued)

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.

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, 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.

Our Annual Meeting is scheduled for Monday, February 22nd. Due to the COVID-19 restrictions we cannot use the Fire Station so we will be using a Zoom call for the meeting (oh goodie another Zoom call). The information is on the ballot and meeting notice attached to your annual dues invoice. We will be voting on two Board Member positions so if you can't make it please return your ballot via email or to our PO Box. Also, 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.

Weldon Shaver
President, GVRHOA

Annual HOA Meeting

Date/Time: February 22, 2021; 7:00 P.M. (MT)

Location: Meeting will be held via Zoom video conference

URL: [https://us04web.zoom.us/j/78652946745?](https://us04web.zoom.us/j/78652946745?pwd=a1VPMUxSWVkrSIBmWENuTzYxaytldz09)
pwd=a1VPMUxSWVkrSIBmWENuTzYxaytldz09

Meeting ID: 786 5294 6745

Passcode: 0c23rm

COVENANTS CORNER



Spring is only a few months away. If you plan to change the paint color or roof color at 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 within the community. Please have your colors reviewed before painting your home.

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.

Section 135 of the Green Valley Ranch 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 Parking Permits for a limited number of days and times throughout the year.

If a copy of the covenants or over night parking permit is needed, please feel free to contact Jeff Voltattorni (GVRCC Member) at 528-6248.

Jeff Voltattorni, GVRHOA Covenant Committee

SOCIAL COMMITTEE

I'm glad to see that crazy 2020 behind us and I'm looking forward to a wonderful 2021 with all of you. I'm hopeful that by the time we start up our HOA social activities that the vaccine for COVID will be widespread enough to allow us to get together. Please mark the dates on your calendar and plan to get out and see all of your neighborhood friends again.

Also, last year I issued a challenge that, with COVID, made it impossible to complete. So I'm sending out that challenge again. Take the time this year to get to know a new face in the neighborhood. Maybe you can get together for coffee, or meet up at the park or just chat with them when you're out for a walk with your kids or spouse or fur-babies. Because the better you know your neighbors the better off we'll be as a community and as a neighborhood.

We just spent nearly a year isolating to slow the pandemic. Let this be the year to reach out and make new friendships and connect with others again.

Sincerely and with love,

Amber Perry
GVRHOA Social Committee



Upcoming Events

Ice Cream Social—June 19th

Potluck in the Park—July 24th

Community Garage Sale—August 7th

Winter Driving Tips

Below are a few tips that will help you to be a safer driver during the winter: Please note that 4 wheel drive vehicles do not stop faster on ice or snow than 2 wheel drive vehicles.

Maintain traction: Make sure you have good tire tread; start and stop gradually to avoid losing traction; drive at steady speeds; accelerate slightly when approaching a hill, then maintain a steady speed going up; and gear down on downgrades.

Skids: If your vehicle begins to skid, remove your foot from the accelerator or brake, steer in the direction of the skid and once steady, turn the wheel straight and proceed.

Braking: Be gentle with breaking pressure—gently pump disc breaks to avoid locking the wheels. Avoid braking on a curve by driving through them at a safe, steady speed.

Source: drivesmartcolorado.com/traffic-safety/winter-driving-tips

Holiday Lights Contest 2020



1st Place
5685 Flag Way



2nd Place – 2040 Batternut Trail



3rd Place – 5620 Astoria Way

BIG THANKS to everyone that took the time to celebrate the season by putting up lights/decorations this year. We had a great turnout this year with **more than 70 homes** with holiday light displays.

