

Green Valley Ranch

Homeowners Association

Quarterly Newsletter — Fall 2021

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Winter Lawn Care Tips for a Better Spring

The winter is when you spend the least amount of time thinking of your lawn. Unless you live in an area that is relatively warm all year long, chances are you have put the lawn mower away and are ready for a few months of relaxation before you have to start the lawn maintenance routine again.

There are a few things you can do during even the harshest winter that can ensure a beautiful, lush yard once spring rolls around again.



Fertilizing in the Winter

Late fall or early winter are the best times to fertilize cool season grasses. Since the majority of the lawns in North America are made from these grasses, like Bermuda and bluegrass, it is a good bet your yard has a typical cool season blend.

Before the first freeze, give your lawn a thorough fertilizing to replace all of the nutrients that can be lost from the soil during the hot summer months. Once the weather turns cold, the fertilizer will remain in the soil and feed your lawn's roots all winter long.

When spring comes your lawn will be full of healthy, lush, green grass that has been feeding on good fertilizer nutrients underneath the snow.

Keep it Clean

It is easy for items to be left on the lawn during the long, cold winter when no one goes outside very often. Stray logs, toys, and even lawn furniture can be accidentally overlooked before the first snow comes.

If an object is left on the grass during cold weather and snowfall it can create large dead spots because of the weight of the object. In the spring the grass in that area will be stunted and thinner than the rest of the yard.

Prepare in the Fall

There really is not much lawn care that needs to be done during the cold months of winter. If you properly prepare the lawn during the fall, it will be fine until the warm days of spring arrive once more.

- ⇒ Make sure you aerate, fertilize, and mow the lawn before the first freeze of the season.
- ⇒ Rake away any dead leaves that may have fallen and collected on your yard to avoid wet spots that can become mossy or moldy.
- ⇒ Keep the lawn cleared of debris and help everyone in the family respect the yard while it is dormant.

Once you have taken care of everything that needs to be done during the fall you will be ready to enjoy a nice cozy winter indoors with your family before lawn care season begins again in the spring.

Source: <https://www.lawn-care.org/winter-lawn-care-tips/>

HALLOWEEN SAFETY TIPS

Walk Safely

- ⇒ Cross the street at corners, using traffic signals and crosswalks. Look left, right and left again when crossing and keep looking as you cross.
- ⇒ Put electronic devices down, keep heads up and walk, don't run, across the street.
- ⇒ Teach children to make eye contact with drivers before crossing in front of them.
- ⇒ Always walk on sidewalks or paths. If there are no sidewalks, walk facing traffic as far to the left as possible. Children should walk on direct routes with the fewest street crossings.
- ⇒ Watch for cars that are turning or backing up. Teach children to never dart out into the street or cross between parked cars.
- ⇒ Join kids under age 12 for trick-or-treating. If kids are mature enough to be out without supervision, tell them to stick to familiar areas that are well lit and trick-or-treat in groups.



Costumes for a Safe Halloween

- ⇒ Decorate costumes and bags with reflective tape or stickers and, if possible, choose light colors.
- ⇒ Choose face paint and makeup whenever possible instead of masks, which can obstruct a child's vision.
- ⇒ Have kids carry glow sticks or flashlights to help them see and be seen by drivers.
- ⇒ When selecting a costume, make sure it is the right size to prevent trips and falls.

Drive Extra Safely on Halloween

- ⇒ Slow down and be especially alert in residential neighborhoods. Children are excited on Halloween and may move in unpredictable ways.
- ⇒ Take extra time to look for kids at intersections, on medians and on curbs.
- ⇒ Enter and exit driveways and alleys slowly and carefully.
- ⇒ Get rid of any distractions in your car so you can concentrate on the road and your surroundings.
- ⇒ Turn your headlights on earlier in the day to spot children from greater distances.
- ⇒ Popular trick-or-treating hours are 5:30 p.m. to 9:30 p.m. Be especially alert for kids during those hours.



<https://www.safekids.org/tip/halloween-safety-tips>



Daylight Savings ends on November 7th. Don't forget to set your clocks back one hour.

C COVENANTS

R N E R

We are approaching the end of the Summer season. Bears will be in the area looking for food. **Please refrain from placing trash containers out the night before pickup.**



Section 128 of the Green Valley Ranch Covenants state that "Trash Containers" are to be placed on the curb the day of pick up only. Trash containers must be stored so as not to be visible from any neighboring property or street **EXCEPT** during refuse collection days.

If you plan to change the paint color or roof color on your residence you will need to get approval from the HOA prior to work commencing. The GVRHOA Board continues to keep color schemes in harmony with colors that currently exist within the community. Please have your colors reviewed before painting your home. GVRHOA requires 7 days to review your color schemes prior to Board approval.

Now is an exceptional time to trim your trees in your front yard. Rock used for landscaping in the front yard areas require weed control. Please spray landscaped areas for weeds before they begin to grow. It is your responsibility to control weeds on your property. To avoid costly repairs next spring don't forget to have your sprinkler systems shut down within the next few weeks.

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 Parking 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.

Final Note — We are a single family dwelling community. Any attempts to rent/lease a portion of your residence to non-family members is in violation of the Green Valley Ranch Covenants under Section 101. Action will be taken by the Green Valley Board upon discovery.

Jeff Voltattorni, GVRHOA Covenant Committee



REPORT SUSPICIOUS ACTIVITY

if you **SEE** something
SAY something

What is a Neighborhood Watch?

A Neighborhood Watch is a group of neighbors who are willing to communicate with each other and pass along crime and non-crime related neighborhood information. The groups are educated in crime prevention, trained to observe suspicious activity and report the activity, to each other and the police.

If you would like to participate in the HOA Neighborhood Watch, please contact Jeff Lawrence at bond007taz@gmail.com

CSPD NW Website: <https://coloradosprings.gov/police-department/page/neighborhood-watch>

Neighborhood Watch Handbook: https://coloradosprings.gov/sites/default/files/2019_neighborhood_watch_handbook.pdf

Emergencies: Call 9-1-1

Non-Emergencies: (719) 444-7000

Yard of the Month — Jul 2021



*John and Lori Lilly
5745 Flag Way*

Yard of the Month — Aug 2021



*Colby and Wendy Foos
5720 Astoria Way*

TIPS for Dealing with Leaves Like a PRO



☞ A big rake can make the job smaller. Most home centers carry rakes up to 30 in. wide. “No-clog” rakes are a good option as well.

☞ Twigs, garden mulch and landscape rocks can damage impellers on leaf blowers/vacuums. Scout your yard and remove those objects before using the vacuum feature. It’s also a good idea to wear a dust respirator when shredding dry leaves since it kicks up a lot of dust.

☞ A mulching mower shreds leaves into tiny flakes that settle into fall grass and decompose into natural fertilizer. You may need to go over some areas a few times to completely chop up the leaves but it’s fast and makes the grass happy.

☞ Leaves can trap water and cause your roof to deteriorate prematurely. Use a leaf blower, broom or rake to sweep the leaves off the roof. Don’t forget to clean out the gutters.

☞ A leaf blower/vacuum sucks up leaves fast, especially around shrubs, in flower beds and in other hard-to-rake areas. The yard work vacuum minces the leaves and packs a mountain of them into just a few bags.

☞ Clean wet autumn leaves from gutter spouts before a blockage damages your gutters. A plumber snake is a great tool for pulling clumps of wet leaves out of clogged downspouts.



Source: <https://www.familyhandyman.com/list/tips-for-dealing-with-leaves-like-a-pro/>

Holiday Lights Contest 2021

*Vote for your favorite holiday light displays!
Look for an email with voting instructions
towards the beginning of December.*

