

GreenValleyRanch

Homeowners Association

Quarterly Newsletter ~ Winter 2021/2022

Holiday Lights page 4

State of the HOA page 2

Social Committee Update page 3

CHIPPING Program Info page 3

State *of the* HOA

Happy New Year Green Valley Ranch Homeowners! Another year is beginning and it seems like 2021 went by too fast. We hope you all had a good holiday season and everyone survived the big wind storm in December. Fortunately, we did not appear to lose any sections of the HOA fence along Centennial, Atherton and Mule Deer. However, if your home backs up to the HOA fence and has a section coming loose, please call or email to let us know so we can get it looked at and repaired if needed before it does blow down.

Financially the HOA Board has been able to manage our expenses and we were able to operate within our budget for 2021. There is no increase in dues for 2022 and your invoice will be going out by January 17th so please get that paid as soon as you can so we can continue to pay for our trash removal and recycling without having to dip into our reserves for the first quarter trash payment. We've also been able to maintain our landscaping along Centennial with the help of Board members rather than hiring a landscape company which is a significant savings for the HOA.

Amber Perry has done another outstanding job with the Social Committee in 2021 with the ice cream social and the neighborhood garage sale. She is always looking for ideas and has brought "getting to know your neighbors" back to our community. Jeff Lawrence has been our Treasurer for 2021 and has done a great job keeping track of our expenses. He caught a pretty significant mistake on our trash bill over the summer and as a result saved the HOA from overpaying. Jay Mullenix continues to improve our HOA newsletter with good information and notice of events going on in our neighborhood. If you are not on the email list to receive it, please give us your email when you return your dues payment and we'll add you to the distribution list (this information is not shared with anyone outside the HOA).

I want to recognize Jeff Voltattorni who has been serving as our HOA Covenant Committee chair and has been responsible for keeping our neighborhood one of the best kept in this area. Unfortunately, Jeff has decided to step down from this role and he will be greatly missed. We are looking for one of our homeowners to step into this very important role. Traditionally this position has not been a Board Member because they really act as the liaison between the Board and Homeowners. If you are interested, please contact one of our Board members. We also are having to say goodbye to Laura Penny who is also resigning from the Board to pursue her career and her teenage sons' activities.

Our Annual Meeting is scheduled for Tuesday, February 15th. Due to the COVID-19 restrictions we cannot use the Fire Station again 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 one new Board Member position so if you can't make it please return your ballot via email or to our P.O. 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 or if there is going to be a delay in our trash service. Just fill out the form on your dues invoice and return it with your payment.



Weldon Shaver

President, GVRHOA

HOA Board Members

Weldon Shaver, President

wshaver42@gmail.com

Joe Kalis, Vice President

kalis.joseph@gmail.com

Jeff Lawrence, Treasurer

bond007taz@gmail.com

Amber Perry, Secretary

kiddoette@gmail.com

Brad Perry, At-Large

kayvon@yahoo.com

Jay Mullenix, At-Large

jay.mullenix@gmail.com

Covenants Committee

[VACANT]

Neighborhood Watch

Jeff Lawrence

Social Committee

Amber Perry

Newsletter/

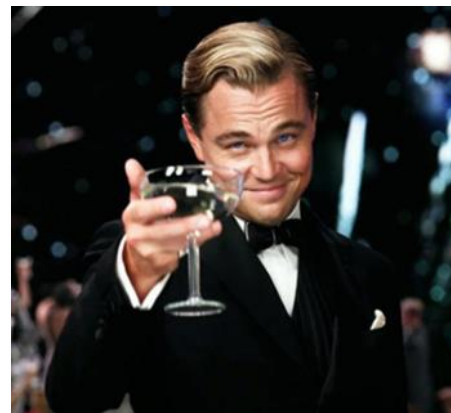
Communications

Jay Mullenix

SOCIAL COMMITTEE

New year, new challenge: Get to know your HOA. There are six of us, with an opening for the HOA board and for the Covenants Chair, and I think we're all pretty amazing. We work for you all year round and never get paid a penny for it, it's strictly a labor of love and service. At the park, at the next social activity, at the annual meeting in February, come up and talk to us. Get to know the people in the HOA that have your best interest at heart.

Amber Perry, **GVRHOA Social Committee**



Upcoming Events

JUNE — Ice Cream Social

JULY — Potluck in the Park

AUGUST — Community Garage Sale

2022 CHIPPING PROGRAM



The Neighborhood Chipping Program sign-up website is now **ACTIVE**: <https://arcg.is/O0Kei0>

Please note the following:

1. Use the map on the website if you are unsure which neighborhood you fall into. At the top of the map there is a box that says "Find Address or Place". You can type your address into this box and it will show the chipping neighborhood you're in.
2. You can sign-up at any time. If your chipping date isn't until October, you're still welcome to sign-up today. Better chance you won't forget to do it then.

3. **Please** remember that you **must** sign-up if you want your piles chipped. *If you do not sign-up, your piles will not be chipped by the Chipping Program. With the program expanding and the number of people serviced, they simply do not have time and are not allowed to pick up piles that aren't registered.*

4. If you have new neighbors, please let them know about the program. Many times they will see you put your piles out, so they copy you and do the same. However, they don't realize they need to register and then their pile ends up getting left behind. We don't want that to happen.

5. Piles need to be within 5' of the road, stacked in 5'x5'x5' dimensions with cut ends facing the road. You can do as many piles as you want, but you can't do a single, 20' long pile. If piles are not stacked according to the requirements, they will not be picked up. This is something you agree to when you sign-up.

For additional guidelines and information, please view: <https://www.coswildfireready.org/uploads/b/2721af80-1003-11ec-bf67-0310173bc1c8/d2046570-7efa-11ec-94c1-9dda079f06bf.pdf>

2022 Annual HOA Meeting

Date/Time: February 15, 2022; 7:00pm

Location: Meeting will be held via Zoom video conference

URL: [https://us04web.zoom.us/j/4370055111?](https://us04web.zoom.us/j/4370055111?pwd=ZIFHMnIBNWhRY3pDeTlCbDd4Nm04Zz09)

[pwd=ZIFHMnIBNWhRY3pDeTlCbDd4Nm04Zz09](https://us04web.zoom.us/j/4370055111?pwd=ZIFHMnIBNWhRY3pDeTlCbDd4Nm04Zz09)

Meeting ID: 437 005 5111

Passcode: 965187

Holiday Lights Contest 2021



1st Place
5685 Flag Way



Tied for 2nd Place – 2040 Batternut Trail & 5620 Astoria Way

BIG THANKS to everyone that took the time to celebrate the season by putting up lights and decorations. We had a great turnout this year with **60 homes with holiday light displays!**

