



GVR HOA Newsletter ~ Winter 2023

Green Valley Ranch Homeowners Association

Quarterly Newsletter ~ Winter 2023

State of the HOA 2023

Happy New Year Green Valley Ranch Homeowners! As Jimmy Buffet says, "The years grow shorter, not longer, the further you move down the stream." That seems true because 2022 seemed like it just started a few months ago. But here we are in 2023 beginning a new year. The HOA Board would like to thank all of you for helping to keep our neighborhood looking good and remaining a beautiful place to live.

The HOA Board has been able to manage our expenses and operate within our 2022 budget despite a scheduled increase in costs for trash removal per our current contract with GFL. Because we are in the last year of our contract with GFL, and anticipate a significant increase in cost with the new contract, the HOA Board voted to increase HOA dues to \$250/year starting in 2023. We also anticipate an increase in premiums for the insurance the HOA maintains for the fence and landscaping along Centennial, Mule Deer and Atherton. HOA Board members and volunteers will continue to provide landscaping maintenance along Centennial rather than hiring a landscaping company which provides a significant savings for the HOA. However, with the wind storm in December, several of the trees along Centennial were damaged and will need to be trimmed or removed this spring. A contractor will need to be hired to perform this maintenance as this is something the Board members cannot do.

Amber Perry has done another outstanding job with the Social Committee in 2022 with the Ice Cream Social, the Neighborhood Garage Sale and the Potluck in the Park. We're always looking for ways to bring the neighborhood together and increase participation at events. Please reach out to Amber if you have any ideas or feedback you want to pass along. Jeff Lawrence has been our Treasurer for many years and has done a great job keeping track of our expenses this past year. Jay Mullenix continues to improve our HOA newsletter with good information and notice of events going on in our neighborhood. If you're not on our mailing list, please provide your email when you return your dues payment and we'll get you added. Please note that our mailing list is kept private and is not shared in any way.



Our Annual Meeting is scheduled for Monday, February 20th at 7:00pm. The meeting will be held at Fire Station 18, 6830 Hadler View, next to the Walgreens at Centennial and Vindicator. We will be voting on one new Board member position so if you can't make it please return your ballot via email or mail 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

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Brad Perry, At-Large
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Jeff Lawrence, Treasurer
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Covenants Committee
[VACANT]

Social Committee
Amber Perry

Newsletter/Communications
Jay Mullenix

Neighborhood Watch
Jeff Lawrence

Questions? Email us at greenvalleyranchhoa@gmail.com

Covenant Corner

Hello Neighbors! A few covenant reminders for the New Year:

- If you're planning to change your front yard landscaping or paint your home this year, please contact the HOA ahead of time so your proposal can be reviewed/approved.
- Bears and other wildlife are active in our community, so please do not place trash cans out for pick-up until the morning of pick-up day. Since we live in a bear area, it's actually against the city ordinances to place trash cans out the night before, and we don't want to see anyone getting cited (or for you to have pick up all your trash again!)
- Overnight street parking in the neighborhood is not allowed per our covenants. Please continue to use your garages or driveway spaces. If you have visitors or a need for overnight street parking, please contact the HOA board to get a permit issued. Turnaround is usually quick, but several days' notice is appreciated.



As always, please feel free to reach out to the HOA board with any questions or concerns. We take pride in our neighborhood having a relaxed approach to covenants and regulation (and low annual dues) while ensuring it's a place we all want to live.

Joe Kalis Vice President, GVRHOA

Social Committee

Happy New Year Everyone! I love the beginning of the year because it's full of so much potential. You can do anything, take on the world, or maybe just that piece of it that's trying to take you down.

My challenge to my wonderful neighbors this year is...do one thing every day that stretches you. Is there a challenge in your life that you feel like you can't tackle? Or a goal that feels unattainable? Take it one day at a time, little by little until you make it. Whenever I'm feeling overwhelmed, my Mom reminds me of her favorite saying:

How do you eat an elephant? One bite at a time.

Don't try to tackle everything at once. Take it one bite at a time. One step at a time. Day by day until you reach your goal. You can do whatever you put your mind to, just remember to take it one step at a time. I hope this year is filled with love, hope and happiness for all of you.

Amber Perry Social Committee, GVRHOA



Upcoming Events

Annual HOA Meeting
February 20th at 7:00pm
Fire Station 18, 6830 Hadler View

Mark your calendars!! This year is going to be amazing!!

Neighborhood Ice Cream Social — June 17th @ 3:00pm
Potluck in the Park — July 22nd @ 12:00pm
Community Garage Sale — August 5th @ 7:00am

IMPORTANT HOMEOWNER CONTACTS

Colorado Springs Police Department (CSPD)
(719) 444-7240 for emergencies dial 9-1-1
7850 Goddard St, Colorado Springs, CO 80920

Colorado Springs Utilities (CSU)
(719) 448-4800 or (888) 278-6847
111 S Cascade Ave, Colorado Springs, CO 80903

Colorado Springs Fire Station 18
(719) 385-5950 for emergencies dial 9-1-1
6830 Hadler View, Colorado Springs, CO 80919

GFL Colorado Springs (waste collection)
(719) 633-8709 | <https://gflenv.com/gfl-colorado-springs/>
650 Santa Fe St, Colorado Springs, CO 80903

Holiday Lights 2022

A sincere Thank You to all of our neighbors that took the time to put up lights and decorations for us all to enjoy!



1st Place—2040 Buffernut Trail



2nd Place—5685 Flag Way



3rd Place—5620 Astoria Way

