

Grove Creek Homeowners Association

PO Box 40415, Grand Junction, CO 81504

e-mail: grovecreekboard@gmail.com

SUMMER, 2019 NEWSLETTER

Dear Grove Creek Homeowner,

Summer has arrived and your Board of Directors has been working hard to keep Grove Creek a desirable place to live. The primary purpose of a Homeowners Association (HOA) is to preserve the value and aesthetics of the neighborhood. A beautiful neighborhood can deteriorate quickly without volunteers willing to maintain it. Without a Board there is no way to protect the valuable investment you have in your home.



The current Board of Director's term of service will be ending in February of 2020. Grove Creek will need at minimum, two volunteers willing to serve, to be elected at the Annual Meeting. Please start thinking about ways to help your community and consider volunteering to serve.

We field many calls and emails from concerned homeowners but very few are willing to step-up and help. This is a perfect opportunity for those with ideas on how to improve Grove Creek to make a difference. Board members dedicate an average of two to four hours a week to HOA business and serve a two year term. The current Board of Directors have worked very hard to get our HOA back into good fiscal shape which should make the transition to a new Board of Directors much easier.

The Board has also been working very hard to collect on past due accounts. Homeowners that do not pay put an unfair burden on those who do. Accounts that are not current or have not made payment arrangements will be turned over to collections in 30 days. Liens will also be placed against those properties and legal action will be taken per our Governing Documents.

Sincerely,

Grove Creek Board of Directors

Water Wise

The Board of Directors has approved the re-landscaping of the commons area at WoodDuck and Goldeneye Ave. Work will start later this summer. The turf grass will be removed and the area will be re-landscaped with native and drought tolerant plants and hardscape. This should help reduce our water usage, while still maintaining attractive, open space in our subdivision.

Violation Process

Many people seem confused on how our violation process works and may find this helpful:

- 1) A violation of our CC&Rs is noted by our Inspection Team
- 2) 7-10 days later that property is re-inspected and if found to still be in violation a letter is sent to that homeowner asking for correction.
- 3) 7-10 days later that property is re-inspected and if still found to be in violation a 2nd letter is sent asking that home for correction.
- 4) 7-10 days later that property is re-inspected and if still found to be in violation a 3rd letter is sent and a fine is assessed. Homeowners may contact the Board to request a hearing.
- 5) 7-10 days later that property is re-inspected and if still found to be in violation another fine is assessed.
- 6) Thirty days later that property is re-inspected and if still found to be in violation another fine is assessed. This continues until the violation is corrected.

This process allows Homeowners ample time to correct CC&R violations or to contact the Board before any fines are assessed.

COVENANT COMPLIANCE



Many covenant violations can easily be corrected!

The Covenant Enforcement Committee is actively inspecting homes every two weeks. Please make every effort to keep your home in compliance with the Grove Creek CC&Rs. Please email grovecreekboard@gmail.com to report any violations.

If you would like to file a grievance regarding a write-up for a violation or have a question regarding a write-up, please email grovecreekboard@gmail.com.

Keep your property free of weeds and trash. Keep fences in good repair. The majority of violations this time of year are related to weeds and untended yards.



Trash Cans should be stored out of sight after trash pick up and should only be out front on your scheduled trash pick up day.

Trash cans should be stored in garage or behind 6' tall cedar privacy fence.



If you are storing a trailer, boat, and or R.V. on your property, it needs to be stored behind a 6' tall cedar privacy fence or in your garage.

Yards must be free of trash— This includes construction waste, appliances, and inoperable, unlicensed vehicles.

All fencing should be in good repair. All rear yard fencing should be of cedar 6' dog-eared pickets. All front yard fencing must be two rail cedar split-rail. All fencing should be stained in a natural tone.

If you have a rental property in Grove Creek Subdivision, please remember that the homeowner is responsible for violations committed. It is your responsibility to make sure your renter(s) are adhering to the covenants and architectural guidelines.

For a complete list of the CC&R's, please visit our website at www.grovecreekhoa.com

June Yard of the Month

*The Yard of the Month winner for June 2019 is
447 Mountainside Ln*

*Email nominations to
grovecreekboard@gmail.com*

Please do NOT park on the sidewalks. It is a safety hazard for pedestrians and law enforcement may ticket you for it.

KEEP GROVE CREEK SAFE

Grove Creek HOA spends a lot of time and money making repairs to fencing and sprinklers. Most of the damage is a result of vandals. We remind all homeowners that they are all members of the Grove Creek HOA. Please report any suspicious activity to the Mesa County Sherriff at 970-242-6707.

Damage to commons area property costs all homeowners and greatly detracts from the aesthetics of our subdivision. All repairs to commons area property are paid for by homeowner annual HOA dues.

If you would like to volunteer to serve on a committee, please contact the Board of Directors at grovecreekboard@gmail.com

Benefits of a Healthy HOA

Ever wondered why you have a homeowners association? Your association may be your best tool to protect the value of your home and the quality of your neighborhood. Community associations do any number of different things, such as setting and collecting the maintenance fees required and needed to run an association, maintaining landscaping or recreation areas, and providing for events or meeting places. That being said, one of the most important functions of an association is to enforce deed restrictions and protect the value of the community assets among those being your home.

If deed restriction violations are not corrected, there can be very negative results over time. Estimates are that property values in a subdivision with an inactive association can fall as much as twenty percent due to failure to enforce restrictions. To illustrate, multiply an average home price of \$200,000.00 times the number of lots in an average subdivision of 100 homes. This yields total property value of \$20,000,000.00. This is the value of the assets that the association is trying to protect. If that property value is reduced by twenty percent, the homeowners in the neighborhood collectively lose \$4,000,000.00. Even if home prices only lose ten percent in value due to a moderate failure to enforce deed restrictions, homeowners lose \$2,000,000.00. The association, acting through its board of directors, can control the appearance of the neighborhood by taking deed restrictions seriously and by vigorously enforcing any significant infraction of those restrictions.

Deed restrictions are legally binding covenants, filed with real property records, which provide for building, maintaining, and using the homes in your neighborhood. The deed restrictions control how homes look and what can be done to alter them within the subdivision. Why do so many homeowners buy their home in a community association? Perhaps they liked the curb appeal of the house or its floor plan, but they most assuredly considered the entire neighborhood - how the house looked next door as well as down the street. Purchasers make a decision to buy into a lifestyle and surroundings which include so many things outside the home itself, encompassing everything from the subdivision entries, to the general condition of all the other homes in the neighborhood. They purchased with an expectation that their property and those in their community would be protected by deed restrictions and maintained to a certain reasonable standard.

What does it take to keep a neighborhood attractive and nice? The crucial factor is the willingness of the men and women who make up the association's board of directors to enforce the rules that have been created. What could happen if the restrictions are not enforced? An average size community with 100 or more members will invite varying degrees of what constitutes an acceptable standard of maintenance. With that in mind, the appearance of a development can steadily decline if the board members do not discuss and establish uniform standards for everyone. The neighborhood can either become an architectural showcase for sustained property values, or it can become a venue for the weird and unusual. People have differing views of what is attractive and, without certain deed restrictions, there is a good chance of the neighborhood looking dramatically different over time from the way it did when you first bought your home.

http://www.neighborhoodlink.com/article/Association/Value_Of_HOA

What Does The Grove Creek Board of Directors Do?

- Collects Annual Dues
- Tracks all outstanding account balances and sends statements as needed
- Pays all HOA bills including water, electric, irrigation, insurance, etc
- Signs and enforces all vendor contracts
- Develops annual budget
- Files all legal paperwork including Sec. of State, liens, taxes, title transfers, etc
- Enforces CC&Rs
- Represents Grove Creek on Lateral Ditch 110
- Organizes annual HOA meetings and mailings
- Fields requests from homeowners, realtors, and neighbors
- Completes light general maintenance including sign repairs, graffiti removal, etc

Homes in a defunct or bankrupted HOA can lose up to 20% of their resale value according to neighborhoodlink.com

A 2010 study by the American Enterprise Institute (AEI) showed "HOAs increase [property] values by at least 5 to 6 percent."

Each year more than two million residents volunteer their time to serve on their HOA or condo board of directors. According to the Community Associations Institute (CAI) the value of this volunteer time is approximately \$850 million dollars per year.

GROVE CREEK HOMEOWNER'S QUICK REFERENCE PAGE

Grove Creek Homeowner's Association

PO Box 40415

Grand Junction, CO 81504

(The above address should be used for reporting violations, requests for architectural changes, and requests for architectural improvements)

E-mail: grovecreekboard@gmail.com

Website: www.grovecreekhoa.com

(Grove Creek HOA documents and information can be obtained at the above website) this includes:

***Articles of Incorporation Bylaws * CC&Rs *Violation Form**

***Architectural Guidelines & Request Form *Policies *Other Pertinent Information**

Helpful Numbers

Emergencies Including Fire, Injury, or Crimes in Progress - 911

Barking or Nuisance Animals - Animal Control @ 970-242-4646

Graffiti Removal - Mesa County Sherriff @ 243-WASH

Code Violations, including weeds - Mesa County Code Enforcement @ 970-256-4102

Potholes, Road Damage, Road or Site Obstructions, etc - Mesa County Road and Bridge @ 970-244-1807

Noise Complaints, Fireworks, Suspicious Activity - Mesa County Sherriff @ 970-242-6707

Water Leaks *Outside* of Your Home - Clifton Water @ 970-434-7328

Power Outages, Downed Power Lines or Non-Working Street Lights- Xcel Energy @ 800-895-4999

Health and Human Services- 211

Victim Assistance- 244-3275

Problems Between Neighbors - William Dodds Prakken, Mesa County Arbitrator, @ 970-242-6262 (Fees May Apply)

