

# Grove Creek Homeowners Association

Grove Creek HOA P.O. Box 40415 G.J. CO 81504

To contact us electronically visit <http://www.grovecreekhoa.com> or email [grovecreekboard@gmail.com](mailto:grovecreekboard@gmail.com)

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## WINTER 2021 NEWSLETTER

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Dear Grove Creek Homeowner,

Welcome to 2021. I think it is safe to say that 2020 was a year we are glad to see come to an end. As many of you may recall, the Board of Directors had intentions of making some much needed updates to our commons areas in 2020 and had presented these plans at last year's Annual Meeting in February. Unfortunately 2020 threw us several curve balls and as a result, the Board of Directors made the decision to hold off on making any large financial commitments. With that said, money set aside in 2019 specifically for these projects has been rolled over to this year in hopes that we can start getting back into a more normal routine.

Looking ahead to 2021 the Board of Directors still intends to make landscape improvements at the large park located at D 1/2. New edging, plantings and seating are just a few of the items the Board will be looking into for this area. Monies have also been set aside to address and repair our aging irrigation system both at the park and at the commons areas along D road. We are also looking into pursuing legal action against several homeowners with extremely high account balances and ongoing covenant violations and have budgeted for these legal expenses in 2021.

Grove Creek was very fortunate last year to have several homeowners volunteer their time to serve. We have a fully filled Architectural Review Committee and have filled the position of treasurer. Although 2021 is not an election year, we do continue to seek volunteers to help. If you are interested please contact [grovecreekboard@gmail.com](mailto:grovecreekboard@gmail.com).

Given current safety restrictions in Mesa County, for the first time since 1998, we will not be holding an in-person annual meeting in February. The Board of Directors is working on putting together a remote meeting, but the details of that have not yet been confirmed. We ask that homeowners watch our website for updates.

Sincerely,

Michael Mattivi

President, Grove Creek HOA



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### The 2021 HOA dues are \$155.00 and are due March 1st.

Thank you in advance to all members who pay their annual dues in a timely manner. Annual dues collections are a critical part in the ability of the HOA to function properly. Uncollected dues put a strain on the ability of the HOA to function properly. Homeowners that do not pay, not only harm the HOA fiscally, but the time and energy put into collecting on these past due accounts takes away resources better used to improve Grove Creek.

Any annual dues not paid within 30 days of the due date are subject to late fees at \$10.00 per month from the original due date. Any dues not paid within 60 days will be subject to a lien being filed against the property and subsequent lien filing and recording fees will be submitted to collections. We are currently not able to accept electronic payments.

**Mail all payments to:** Grove Creek HOA P.O. Box 40415 G.J. CO 81504 . Please include your property address on your check.

# COVENANT COMPLIANCE



## Many covenant violations can easily be corrected!

Grove Creek’s Violations Inspector works very hard to insure all properties are in compliance with our CC&Rs but cannot be everywhere all the time. We ask that homeowners take note of violations in their area and report them in writing to:  
[www.grovecreekboard@gmail.com](mailto:www.grovecreekboard@gmail.com)  
 or by mailing Grove Creek HOA, P.O. Box 40415, Grand Junction, CO 81504 . Please make sure to include the address and date of the noted violation.

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 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](http://www.grovecreekhoa.com)**

### Informative Links

**For anyone looking for more information on HOA Law in Colorado, below are some helpful and reputable websites that might be of interest.**

- <https://www.nolo.com/legal-encyclopedia/new-homeowners-association-hoa-laws-colorado.html>
- <https://www.hopb.co/colorado>
- <https://hoa-usa.com/state-laws/colorado/>

**If you would like to volunteer to serve on a committee, please contact the Board of Directors by visiting <http://www.grovecreekhoa.com> or email [grovecreekboard@gmail.com](mailto:grovecreekboard@gmail.com)**

## Where does my money go?

This has to be the question that the Board of Directors get the most. The Board works hard each year to prepare a thorough accounting of every dollar taken in and spent. We present this accounting annually to each homeowner. With an estimated income of nearly \$50,000 a year, it is understandable that there could be questions. The Board of Directors work hard to keep costs low and to be as transparent as possible. Some of our largest annual expenditures are listed below.

- Landscape Maintenance Contract- with nearly 5 acres of landscaped commons areas, keeping these neat and tidy comes with a cost.
- Water- Keeping our landscaping green, especially the turf grass in our arid climate can be pricey. The Board works hard to be water wise and is working to reduce this expense as quickly as our budget allows.
- Irrigation lines- Did you know Grove Creek has over 1 mile of irrigation piping and over 100 sprinkler heads. Keeping these in working order is a constant job.
- Fencing- With nearly a mile of exterior fencing to maintain, keeping up with repairs costs money.
- With 319 homes in our subdivision, administrative expenses including printing and postage can run in the hundreds of dollars.
- Plus there is insurance, utilities, membership dues to the lateral ditch, tax preparation fees, etc.
- Any monies left at the end of the year are deposited into an interest bearing money market account. The Board of Directors feel strongly that having money set aside is vitally important and prevents us from having to burden homeowners with a larger special assessment fee should something unexpected arise.

Please review your financial documents closely when you receive them in February.



### What Does the Board of Directors do?

- Collects and tracks annual due payments and fines
- Pays all HOA bills including water, electric, irrigation, insurance, etc
- Collects bids and enforces all vendor contracts
- Develops annual budget
- Fields complaints about CC&R violations
- Represents Grove Creek on Lateral Ditch 110
- Organizes annual HOA meetings and mailings
- Works to maintain and improve common areas.
- Fields requests from homeowners, realtors, and neighbors

### Keep Grove Creek Safe

The Grove Creek Board of Directors would like to remind everyone to report suspicious activity to law enforcement.

In addition, we can all reduce crime by; keeping our cars locked, meeting our neighbors, and keeping porch lights on at night.

All Homeowners are responsible for the cost of repairs to commons areas damaged by vandals so let's all work together to keep our community a safe place to live.

Report suspicious activity to the Mesa County Sheriff at 970-244-3500.



# GROVE CREEK HOMEOWNER'S QUICK REFERENCE PAGE

## Grove Creek Homeowner's Association

Grove Creek HOA P.O. Box 40415 G.J. CO 81504

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

To contact use electronically email [grovecreekboard@gmail.com](mailto:grovecreekboard@gmail.com)

## Website: [www.grovecreekhoa.com](http://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**

**\*You may also sign-up for our electronic newsletter at the above address**

## 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 @ 970-244-3500

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)