

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

WINTER 2019 NEWSLETTER

Dear Grove Creek Homeowner,

As another year comes to an end the Board of Directors continues 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. Hopefully you have noticed that some progress has been made on the sinkhole at the end of 31 1/2 Rd. We have also made some major, water wise changes to the common area on Goldeneye.



The Grove Creek Board of Directors has chosen not to renew our contract with CIC Management for 2019. Homeowners should not see any changes to the way business is conducted, however should make note of our new mailing address. Homeowners should also note that after several years, the Board of Directors have made the decision to increase our annual dues for 2019 per our Governing Documents. As the economy continues to strengthen, the cost of doing business has also gone up. Effective January 1, 2019 the Grove Creek Annual Assessment will be \$155.00.

Grove Creek continues to seek volunteers willing to serve, to be elected at the Annual Meeting in February. 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 six to eight hours a month.

The current Board of Directors has worked very hard to get our HOA back into good fiscal shape. Homes in a defunct, inactive or bankrupted HOA can lose up to 20% of their resale value according to neighborhoodlink.com. The HOA can only continue to function if homeowners are willing to help. With 319 homes, it should not be difficult to find a few willing volunteers. Please contact me at grovecreekboard@gmail.com to volunteer. I look forward to seeing you all in February at the annual meeting.

Sincerely,

Michael Mattivi

President, Grove Creek HOA

The 2019 HOA dues are \$155.00 and are due in March.

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.

Mail all payments to: Grove Creek HOA P.O. Box 40415 G.J. CO 81504

COVENANT COMPLIANCE



Many covenant violations can easily be corrected!

Grove Creek does not currently have a Violations Inspection Committee. The Board requests that homeowners take note of violations in their area and report them in writing to 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

KEEP GROVE CREEK ATTRACTIVE

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.
- 2) The property is inspected and if found to be in violation a notice is sent to that homeowner asking for correction.
- 3) Two weeks later that property is re-inspected and if still found to be in violation a 2nd notice is sent asking for correction and the homeowner is offered an opportunity to address the Board.
- 4) Two weeks later that property is re-inspected and if still found to be in violation a 3rd notice is sent and a fine of \$50 is assessed.
- 5) Two weeks later that property is re-inspected and if still found to be in violation *another* fine of \$50 is assessed.

This process allows homeowners 1 full month to correct issues or address the Board before fines are assessed.

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

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

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**

***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)