

**Current HOA Board  
Members and Contact  
Information**



In March, the board elected new officers and retained existing members. Feel free to contact these members, introduce yourself, and voice any concerns you may have regarding our community.

Laura Mourning-President-260-2725

Dave Wallen-Vice President-261-3122

Judy Kelley-Secretary-261-0680

Beverly Hallmark-Treasurer-589-9112

Nelta Rupe-Member

Dave Popham-Member

Homeowner  
Coventry Club  
Coventry Court  
Building #    Unit#  
Grand Junction, CO  
81503

*COVENTRY CLUB  
AUGUST 2012  
NEWSLETTER*



Heritage Property Management  
[www.hpmgj.com](http://www.hpmgj.com)

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Grand Junction, CO 81504  
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(970) 434-4130 (fax)

## Community News

### Improvements

Warm weather always ushers in spring and summer projects. The community has seen many improvements: Buildings 259 and 261 saw new paint on window trim and siding. Utility sheds and door trim for these buildings will also be done.

Building 263 saw marked improvements with a new covered pergola, (the old was removed) painting done on much of the main structure besides the pergola, and landscaping and shrubs planted.

Gutters were also cleaned, with the suggestion that gutters be cleaned twice a year to reduce roof damage. This standard is set and will continue annually.

Terry Taylor, our landscaper, continues to keep an aged sprinkler system working and the grounds manicured and green!

Many broken pipes due to roots were fixed, as well as broken sprinkler heads. Terry also plans to replace older sprinkler heads with more efficient ones to reduce city water costs and cover problem areas more effectively.

### HOA Dues Increase

Affective September 1, 2012, the board reached a decision to increase HOA dues from \$100 to \$105.00 monthly. The CCNR's stipulate that dues may be increased at a 5% rate each year if costs of water, maintenance, etc. warrant such an increase. Please contact a board member with any questions or concerns regarding this increase.

### Aging Roofs

This spring, the board has dedicated many hours in discussing and planning for our aging roofs. Our roofs are over 30 years old and will require replacement soon. The board solicited bids from many roofing companies to determine current costs. In June, a claim was submitted for wind damage to determine if this damage would



warrant full replacement. The claims adjustor informed the board the damage was minimal and the claim would cover the costs for replacing less than 12-15 shingles. The board decided the cost was inflated and to instead solicit roofing companies for this job. The HOA can then retain a better insurance rate and the deductible can be better utilized if more significant damage ever occurs. We will continue to update owners as we prepare for undertaking this major project. The positive news is the actual condition of the roofs, according to a professional roofer, is fair. Thus, we have five years to plan and begin saving for replacement. However, our current budget will require reviewing and adapting to prepare for this project

#### *FYI for Homeowners:*

*To avoid fines, please curb your dog-tenants enjoy walking across our community's "unspoiled" grounds!*

*Homeowners should be considerate of other tenants during evening hours and abide by Grand Jet. City Ordinance #3203 which prohibits excessive noise after 8 pm. This includes noisy pets!*

*Although the HOA covers outside grounds and exterior maintenance, homeowners are responsible for the three-foot parameter surrounding their property, as well as their interiors.*

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