

**Current HOA Board
Members and Contact
Information**



Laura Mourning-President-260-2725

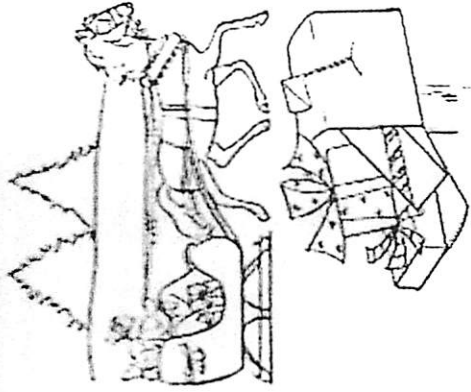
Dave Wallen-Vice President-261-3122

Judy Kelley-Secretary-261-0680

Beverly Hallmark-Treasurer-589-9112

Nelta Rupe-Member

**COVENTRY CLUB HOA
December 2013
NEWSLETTER**



Happy Holidays!

Heritage Property Management
www.hpmgj.com

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

Community News

IMPROVEMENTS

Since the publication of the last newsletter, one of the six-unit buildings in the complex, Building 263, received a new roof.

All Star Roofing Company also included other improvements with this job. They removed inoperable satellite dishes, replaced rotten fascia, installed metal barriers that will shed water, ice and snow away from run-off areas, and also installed gutter guards over existing gutters. The job was completed by the end of November before we saw any snowfall! We hope to be able to continue with this company to overlay another building within another two years. A two-year time frame could be adjusted if owners were to consider a special assessment; however, without a major pooling of funds, the two year projection is reasonable. If roofs become too compromised or damaged during this time frame, homeowners may want to consider a course of action to protect property and property values.

Other improvements consisted of roof issues in other buildings. All Star Roofing repaired areas on Building 257 and Building 258. During major rain storms, these buildings saw water run down the face of the buildings due to the roofs' edge not connecting and draining into the gutters. The roofer installed a longer flashing at the roofs' edges in order for run-off to properly drain into the gutters. Run-off was so extreme in October that

HOA Dues Increase

This is a reminder from the last newsletter that beginning **January 1, 2014**, the HOA dues will increase another 5% (\$105.00 to \$110.00) to reflect cost of living increases and to provide needed revenue for capital improvements. Ute Water increased their costs 16% this year. The board also received notice that Orchard Mesa Sanitation District is increasing their fees 17%. Not only will these two costs rise, but our insurance rates were increased by 30% effective December 1st. This increase is so substantial that the Board will be viewing other policies and coverage for our units. The increase is timely and necessary in order to meet our monthly costs and set aside funds for improvements.

FYI for Homeowners:

New tenants and homeowners need to be aware of the regulations regarding pets. Dogs must be on a leash when outdoors on the premises and owners are responsible for cleaning up after them. It is simple dog etiquette and requires minimum effort. The board continues to receive complaints when this is not followed. Please make an effort to keep our complex safe and clean. Everyone will appreciate it!

We continue to experience overflow problems with the dumpster. It is difficult to determine if others outside the complex continue to use our service or the dumpster is not adequate for the trash generated within the complex. The board is discussing the idea of going back to a larger size which eliminates the problem, but also increases our costs.

Improvements Cont.

one unit experienced seepage through a window frame. This was promptly addressed

ANNUAL HOA MEETING

Our annual HOA meeting has been set for January 21st, 2014. The meeting will be held in the complex in the home of HOA Board President, Laura Mourning-257 Coventry Court #5.

Last year's meeting was well attended and the board is hoping that will be the case again for the 2014 meeting. Homeowners' input is vital for generating ideas that improve the quality and smooth running of the complex. We encourage homeowners to become involved, run for a board office or support the existing board. Last year's discussion helped prioritize many needed improvements and create a budget that enabled the HOA to begin our roof project. As we face more and more budget challenges, we encourage input, support and ideas that keep our complex one of the nicest in Orchard Mesa!

PARKING

Another major issue of late has been parking. The parking lot is designed for **two** spaces per unit. If tenants and owners own more than two vehicles, they **must** park these vehicles outside the complex. Because of the many complaints, the board will tag cars with unlicensed or expired registrations and they may be towed at owners' expense.