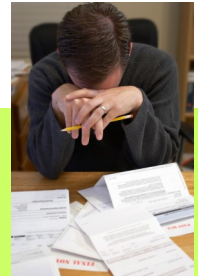




UHHOA Quarterly News

Yearly Assessments Billing Error



Recently, homeowners received a statement in the mail notifying them that their yearly assessments were due and some even 30 days past due. Our apologies as this was done in error. Our new property management company processed our statements similar to the most of the other HOA's that they manage. As all of you know, we are not like every other HOA. Our assessments are due and payable by May 5th of each year. In the confusion of getting everything on the same page in the transfer from our old property manager to our new company, it was never clarified when statement were to be assessed for yearly dues. Although, in our recently passed Policy and Procedure manual it clearly states that May 5th is the confirmed due date of assessments, it was not communicated that our statements were not to be sent out until April 1st. Most of us had not thought about it since we all know that our assessment are not until May, but this was simply an oversight and has been rectified for the coming years. Both Heritage Property Management and the UnawEEP Heights Board would like to offer sincere apologies to all of you if this has caused you any inconvenience. Please be assured that the situation has been remedied and you can all expect to receive new statements for your annual assessments around April 1st. Those of you who have past due amounts, please consider bringing these accounts up to date and if there is any issues regarding these amounts please contact Heritage at (970) 243-3186 or one of your current board members (Information available on the last page).

TO ACCESS ALL UHHOA DOCUMENTS PLEASE VISIT:

<http://www.hpmgj.com> and look under HOA's, then UnawEEP Heights.

UHHOA By-law Changes Official!!

A special meeting of the HOA members was held at the home of John Andrews, UHHOA Treasurer and the Bylaws committee chair, at 2886 Fall Creek Drive on Monday evening November 21, 2011 at 6:30PM. The committee received 36 proxy votes and were able to proceed with the vote on the By-laws changes. 29 votes supported all proposed changes and 7 votes split their yes and no votes on certain issues, most notably the reduction in the quorum. Kristin Gross (VP), Robin Mitchum (ACCO Chair) and John were in attendance along with John's wife, Judy, to assist in verifying the proxy forms and counting the votes. For review of these by-laws changes, please feel free to view them on the Heritage website. A "thank you" and "great job" to all of those who were involved in the process, both in the creation of the proposed changes and gathering of the ballots and also to all the HOA members who used their right to vote to make some important changes in our governing documents!! We are making some great progress this year!!



CCR VIOLATION LETTERS

Those of you who are in violation of our Covenants, Conditions, and Restrictions (CCR's) may have been issued warning letters in the past and some will be receiving their first violation of the CCR's and with recent approval of the Policy and Procedure Manual, the foundation is now firmly in place on what your responsibilities are as a homeowner within the Unawep Height Subdivision. If you need to submit landscaping or fencing plans to the ACCO Committee, you can contact Paul Campeau (254-1307) or Robin Mitchum (985-4801) for further information.



We will be holding our next board meeting Thursday March 8th at the home of Erin Cook (2856 Arrasta Court). Please let Erin know if you would like to attend the meeting and if you would like to be added to the agenda. 970.241.1989 or barron211@earthlink.net.

IMPORTANT!! SAVE THE DATE....

UHHOA Board Elections & Yearly Meeting

Wednesday May 9th, 2012 @ 6:30pm



Arrasta Court Common Area*

Please bring your own chair. :-)

****In the event of rain, the meeting will be held at Lincoln Orchard Mesa Elementary School (2888 B 1/2 Road; just south of our subdivision).***

Our common areas are a great place to walk Fido and Fifi, but please remember to pick up after your pets. Our board is discussing the installation of pet waste stations in our two common areas, but until that time, please remember to clean up after your pet during your walk and help keep our neighborhood clean and safe for all to enjoy!



NEXT BOARD OF DIRECTORS MEETING

Next Board of Directors meeting will be held Wednesday, March 8th at 6:30pm at the home of Erin Leigh Cook (2856 Arrasta Court). Any member is welcome to attend but space will be limited. Please call Erin at 970.241.1989 or email her at barron211@earthlink.net (personal email) or at unaweepeheights@hotmail.com to be added to the agenda and/or let her know if you will be in attendance.



Policy and Procedure Manual Approved and Available Online!!



Great news!!! As of November 21, 2011, our new Policy and Procedure manual is official!! Please review these Policies and Procedures as they serve as one of the “governing documents” of any homeowners association and it is in your best interest as a UnawEEP Heights HOA member to understand their content. Please feel free to review these documents at <http://www.hpmgj.com> look under HOAs, then look for UnawEEP Heights.

<<<NEIGHBORHOOD WATCH NEWS>>>

For those of you familiar with our Neighborhood Watch newsletter, you may have noticed it has not been consistent recently. Our neighborhood organizer has asked me to put a notice in the newsletter regarding this issue. It will now be sent out every quarter, Jan., April, July and Oct., or you can check the website for each month if they prefer more updates or call their block captain if they would like it every month. The link to this site is listed below.

<http://www.gjcity.org/WorkArea/DownloadAsset.aspx?id=2147486521>



Community Boards coming soon...really this time...



I bet some of you are wondering what happened to those communication boards we discussed? They have been purchased and are currently at Heritage Property Management waiting for bids for installation. We have run into some issues finding maps of the irrigation lines in the common areas along with deciding who will install them. Now, the process is making progress and with this nice weather we are now having, we hope to have them up within the next month or so. So stay tuned....and thanks for your pa-

Call for New Board Members for May 9th, 2012 Election

May 9th, 2012 will be our annual elections and we are calling for all of those who would like to become part of the 2012-2013 UHHOA Board of Directors. Here is the current status of the UHHOA Board of Directors...

Tracy Fiedler - President (Status unknown at this time)

Kristin Gross - Vice-President (Will not seek re-election)

John Andrews - Treasurer (Will be seeking re-election)

Erin Leigh Cook - Secretary (Will be seeking re-election)

Robin Mitchum - ACCO Chair/Board Member (Status unknown at this time)

Paul Campeau - Board Member/ACCO Member (Will be seeking re-election)

Fred Jarvis - Board Member/ACCO Member (Stepped down in Sept. 2011 - the board attempted to fill the position but decided not to reappoint a new member and wait until 2012 elections)

If you are interested in being included on the ballot, please do so **BEFORE APRIL 1ST**. We will call for nominees at the meeting, but the more advanced notice provided, the more informed the decision will be. Please submit your name and address, and indicate that you are interested in running for the UHHOA Board of Directors. Ballots will be sent out April 15th, and each homeowner must appear at the meeting on May 9th to cast your vote or designate a proxy to cast your vote for you. Currently our board consists of 7 elected members and for clarity, ACCO Members are appointed by the Board of Directors, so the election will only be for those interested in serving on the Board of Directors. If you have any questions, please contact Erin Cook (970.241.1989).



Elections Committee

If you are interested in serving on the UHHOA Elections Committee, please contact Erin as well. We will need one person to chair the committee and two additional homeowners to serve on the committee. Your role will be to help organize the nominations, create the ballot, assist in conducting the election in May, and to count the ballots upon completion of the election on the 9th of May.

2011-2012 UHHOA Board of Directors

Tracy Fiedler - President	2873 Bear Canyon Court	243-9796
Kristin Gross - Vice President	285 Gill Creek Court	256 0413
John Andrews - Treasurer	2886 Fall Creek Drive	985-4381
Erin Leigh Cook - Secretary	2856 Arrasta Court	241-1989
Robin Mitchum - ACCO Chair	2861 Rock Creek Drive	985-4801
Paul Campeau - ACCO Member	2862 Arrasta Court	254-1307