



# UHHOA Quarterly News

## UHHOA Welcomes Heritage Property Management!!



From left to right, Cindy Brown (Office Manager), Amiee (Bookkeeper), Debi Caldwell (Owner/Managing Broker), David Caldwell (Owner/General Manager)

We can officially report that our transition with Heritage Property Management Company is complete! It has been a harrowing process, but we are now making some forward progress. For those of you who are unclear as to why we switched management companies, our previous PM (property manager) Deb Yearout, decided not to renew her contract with us. We are one of the larger subdivisions in the Grand Valley so we do require a little bit of work to maintain. Heritage has the experience and the know-how when it comes to HOA management. They have over 40 HOA's that they assist here in the Grand Valley and they have been an integral part of helping us move forward.

We are currently in the process of rewriting the bylaws so that they are more specific to UnawEEP Heights and not a blanket document that gives unclear guidelines and leaves too much room for different interpretations. We are also working on amendments to the CC&R's.

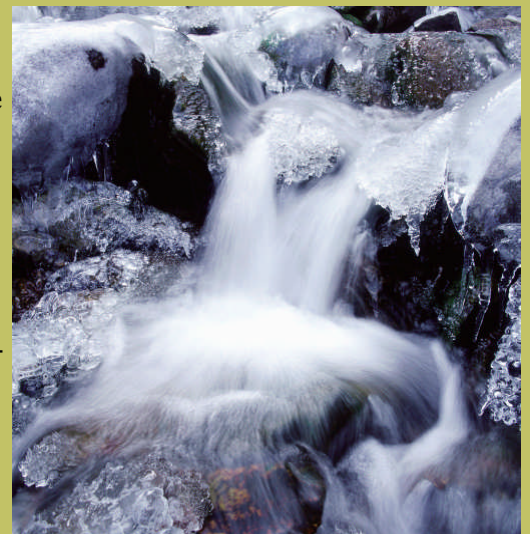
The Bylaws and CC&R's were originally given to us by the Developer and passed through Pinnacle Homes, Constructors West and now they are ours. There are parts that are ill-defined and the board's goal is to clarify these sections. All changes to the bylaws and CC&R's need to be voted on to be approved, so when we are at that point we will hold a special session in regard to these matters.

We have also been working on a Policy and Procedure Manual. What this will do for homeowners is define and explain what the guidelines are that the community expects as well as define what the process is to remedy or contest a violation of our CC&R's, fines, etc. The board's goal is to bring conformity and uniformity to the neighborhood and make our community safe, secure, and well-maintained, for our neighbors and any potential new residents. John Andrews has been heading up the...

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## **Water Irrigation Information:**

According to Orchard Mesa Irrigation District, the ditch water will be turned off by **Nov. 1st**, but our irrigation lines may be shut off as early as mid-October depending on the weather. You may wish to plan on winterizing your irrigation systems by mid-to-late October and get ready for the frigid weather ahead! For those of you who are interested in having someone winterize your system, please contact Cindy at Heritage Property Management. She has the name of a company who performs this service and may be able to offer our neighborhood a discount if enough people are interested. You can reach Cindy at 243-3186.



## WARNING VIOLATIONS

This is just a reminder that those of you that still have to install perimeter fencing, screening, or front yard landscaping, the board will be sending out warning letters within the next month. You will then have 30 days to **respond or comply** then fines starting at \$50/month will be issued.

Our CC&R's and in Amendments 1 and 2 require fencing and landscaping to be completed within 6 months after purchase and home construction is complete. Notices and warnings have been issued previously. It is time for compliance. We understand that times are tough financially, but those in violation have had adequate time to remedy these issues. Nearly all residents have already complied and it is only fair to hold everyone to the same standard. If you have any questions about whether you are in violation or not please contact Heritage or any board member to discuss this.

## *Heritage continued...*

...task of revising these documents along with input from residents. If you would like to be involved in the redrafting/amendments to these documents please contact John at 985-4381. Once the P&P manual is approved, we can really start moving forward to keep this neighborhood great!!

We are also planning on laying out a schedule for our quarterly meetings to give all of you a better chance to join us. As of now, we have November 2nd planned and hopefully by then we can have a detailed schedule for all of you as well as locations.

Thanks again for all your patience, we look forward to a some great changes in the coming year. Please don't hesitate to contact us or Heritage with questions or concerns. We look forward to seeing you all at the meeting on the 2nd of November!

**TO ACCESS ALL UHHOA DOCUMENTS  
PLEASE VISIT:**

<http://www.hpmgj.com/hoa.php>

## **Community Boards coming soon...**

Boards similar to these seen below are in the process of being purchased and should be installed sometime in October/November. These will allow the board to communicate our quarterly newsletter as well as update all of you as to when/where meetings will be held, irrigation water dates, etc. We have obtained a number of email addresses already for e-delivery of the newsletter and welcome more addresses so as to save cost on mailings. Please shoot us your email of you would prefer an electronic newsletter vs. USPS mailing at [unweepheights@hotmail.com](mailto:unweepheights@hotmail.com).



## **DUES REMINDER:**

First of all, a "thank you" to all of you who have already submitted their dues. Our yearly dues were expected to be paid either in full or installments (Aug. 15 due in full or Aug. 15 & Sept 15; for \$100 installments) we understand that there has been some confusion as to who and where to send the payments. Please send them to Heritage's address listed below. You can also make your payments online, check out Heritage's website for more information. A late fee of \$25 will be issued starting this month plus 18% interest. Any questions or concerns, please contact a board member for more information. (See attached sheet for contact info.)



## **SAVE THE DATE: Homeowner's Fall Meeting**

**Wednesday November 2nd, 2011 at 6:30pm held at Lincoln Orchard Mesa Elementary School Cafeteria, 2888 B 1/2 Road. (The school south of our subdivision)**