

UnawEEP Heights Homeowners Association

Quarterly Newsletter, July 2012



A Few Words from the President...

UnawEEP Heights has been a great place to live these past 6 years and I have enjoyed getting to know many of the neighbors. The homes and yards, with a few exceptions, are well kept and nicely landscaped. In these difficult financial times, maintaining our neighborhood and our property values is a prime concern to us as HOA Board members. I would like to thank everyone who has helped in the formation, organization and initial years of the UnawEEP Heights HOA. Those efforts should not be underestimated. Much has been done to advance our HOA to where it is today! We who are currently serving the Association will try our best to keep moving forward.

One of the first goals of the HOA was to place it on a financially sound basis. That goal has been nearly reached with over \$20,000 in our reserve account. The possibility of lowering future HOA dues will be carefully evaluated this year. Maintenance and repair of the irrigation system is one of the main functions of the HOA. A thorough evaluation of the system is underway this year with the development of a clear and realistic plan for future needs and costs. The ACCO will also be looking at ways to improve the appearance and safety aspects of the common areas. In the past year, there have been a few automobiles that have left UnawEEP Avenue and sought out sections of fence, shrubs and trees of UH properties. We would like to proceed with the placement of large stones, trees, and additional shrubs to reduce the chances that these wayward vehicles will cause more serious damage to UH property or individuals. Any input, suggestions or comments are sought and welcomed from the homeowners. The placement of "Neighborhood Information Boards" and of "Pet Waste Stations" are two means by which the Board hopes to also improve the neighborhood.

A difficult issue that HOA Boards, including ours, need to face is how best to keep neighborhoods looking good and thus maximizing property values; something we all seek. The covenants and other governing documents of the UH HOA outline specific items we have all agreed to follow (see website). By our election to the Board, we are bound to follow these rules and regulations and to inform property owners when it appears they not following these covenants. In doing this, we, the Board, will probably incur the wrath of some homeowners and the praise of others. Please be aware that we are attempting to act in the collective interest of all the UH homeowners as we proceed. If you believe we have made an error in our assessment of your property and have issued a notice in error, please let us know. If, on the other hand, you are in violation of the covenants you have all agreed to follow, please make these corrections as soon as possible for the benefit of us all. Thank you and I look forward to serving all of you as your new president.

- John Andrews, President

TO ACCESS ALL UH HOA DOCUMENTS PLEASE VISIT:

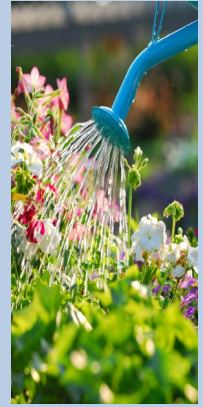
<http://www.hpmgj.com> and look under HOA's, then click on UnawEEP Heights.

Irrigation Issues & Update

As of this writing Orchard Mesa Irrigation District has lifted the 2 day rotating water schedule, but may reinstitute it if the river levels fall. Please check their website frequently for the latest information.

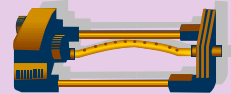
<http://www.irrigationprovidersgv.org/OMID.php>

Please be good UnawEEP Heights neighbors, and be especially vigilant of runoff or overspray from your system . . . each gallon running down the gutter could better spent somewhere else in our neighborhood.



The following is taken from the Colorado State Extension Website....

“The most efficient watering system for a lawn is to water it only when necessary. Check the amount of moisture in the soil about three inches under the surface with a screwdriver or small garden trowel. If the soil is damp, there's no need to water - even if the surface soil looks dry.



Typical lawns should receive at least one inch of water per week. When you do water, don't apply water too quickly. Heavy clay soil can only absorb about one-quarter inch of water an hour. That means that this type of soil should be watered more frequently with smaller amounts of moisture.

To determine the rate at which your sprinkler system applies water to your lawn, place several small containers in the area being watered. Run the system for 15 minutes, then measure the depth of water in all of the containers and average them. Multiply the average by four to determine how much water is applied to the lawn per hour.

Finally, avoid watering during the heat of the day. Water early in the morning or in the evening. If you have an automatic sprinkler system, water during the night; our climate is so dry that night watering doesn't create problems unless you overdo it.”

Here are a few links to distract you from worrying about getting enough water...

<http://www.ext.colostate.edu/ptlk/1532.html>

<http://www.thedripwebsite.com/>

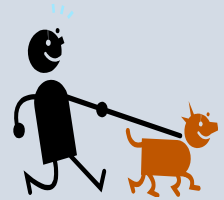
http://droughtmonitor.unl.edu/DM_west.html

<http://www.utewater.org/drip.html>



Updates, Reminders, and Tidbits...

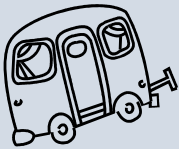
Pet Waste Stations: Recently several pet waste stations have been installed in the commons areas of Unawep Heights Subdivisions. If you are a pet owner, please use these or whatever other means necessary to prevent the all too common presence of pet wastes in the commons areas or on homeowner properties. None of us appreciate the deposition of pet waste on our sidewalks or front yards. Please respect your neighbors and clean up after your pet.



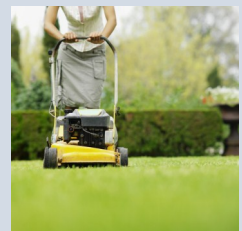
Cigarette Butts: A common complaint we hear from the neighbors is the frequent presence of cigarette butts along the sidewalks and in the front yards of Unawep homes. Most of us don't mind if you smoke in the great Colorado outdoors, but please respect our properties by not tossing the remains of your habit on our property.



Garbage cans, trash, other storage items, trailers and RVs. Trash cans, trash, other storage items, junk cars, RVs, trailers and other prohibited items left unscreened and in public view destroy a bit of the beauty of Unawep Heights, may create public health nuisances and lower the property values of the neighboring home. These are prohibited by the CC&Rs and Policies and Procedures of Unawep Heights. Trash containers obviously need to be curbside on the day of trash collection and a reasonable time before and after. Most of the UH community follows these guidelines, but many of you may have recently received notices and perhaps even fines regarding what was perceived to be a violation of these rules. An easy way to prevent these uncomfortable notices and fines, is to move the trash cans, trash and other storage containers behind your fence, into your garage, or somewhere else where they cannot be viewed from the street. It would be much appreciated.



Unfinished front yard landscaping and perimeter fencing. All front yard landscaping and perimeter fencing that has not been completed within the requirements of the CC&R's is subject to fines and penalties. Currently two UH properties are being fined \$50 per month per infraction for their failure to complete fencing and landscaping requirements.

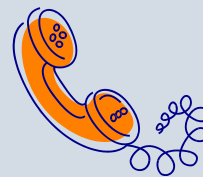


Liens filed on neighborhood properties. Liens have been placed on six UH properties for the non-payment of HOA dues. In addition, monthly monetary penalties have been assessed several UH properties for the failure to comply with landscaping and fencing requirements and a few other covenant violations such as trash and other storage issues. Liens will be filed on these properties if dues and penalties exceed a certain level. The Board has this as a major means to obtain compliance with the HOA governing documents and will invoke its use as needed.

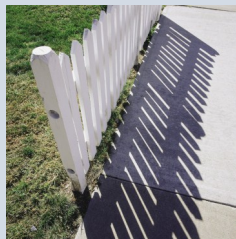


Updates, Reminders, and Tidbits...(continued)

Contact the ACCO before you build, landscape, fence, etc. As property owners in Unawep Heights subdivision you are required to submit a request and get approval from the ACCO before you build, landscape, change or add a fence. Many of these items also require obtaining a building or fencing permit from the City of Grand Junction. Call Paul Campeau (ACCO Chair), 2862 Arrasta Court, 970-254-1307 for forms, guidelines and other information.



Fencing issues: We would like to thank all the homeowners along Unawep Avenue who have repaired the holes in their perimeter fence during the last few months. It has made a remarkable difference in the appearance of our neighborhood as you drive down Unawep. We would like to encourage those homeowners that have not yet completed those repairs to do so as soon as possible. Maintenance of your fences is a requirement of the CC&Rs and although we have not yet addressed it, the Board will be looking to encourage the repair of holes in your perimeter fences and gates, even if it is not located on Unawep Avenue. Valley Wide Fencing now has both tan and white panels available. The tan panels were out of production for a short time, but are now available in a “smooth” rather than textured finish that match fairly closely to the original panels used in the fencing. If you believe that damage has been done to your fencing by our current landscaping service, please bring that to the attention of the Board. Thank you.



Color of unattached buildings and structures: The CC&Rs require that buildings be painted or stained with “colors of subdued earth tones” and that roofscapes are “harmonic”. All homeowners of current unattached structures are encouraged to paint their unattached building in a subdued “earth tone” closely matching that of their home and roof the structure with shingles matching as closely as possible that of their home. Plans for unattached buildings submitted to the ACCO should include a description (including color) of the roofing material and the color of the paint to be used on the siding.



We want the appearance of our neighborhood to improve and need your help in reaching that goal. If there are properties within your immediate neighborhood that you believe are in violation of our CC&Rs and P&Ps, you have the right and means to address these violations by bringing them to the attention of the Board. The process is outlined in our Policies and Procedures, Section IV. Enforcement of Covenants and Rules. Section C. Formal resolution of an alleged violation initiated by Member. The P&Ps and other governing documents may be found at <http://www.hpmqj.com/hoa.php?viewID=78> .



...Regarding Annual Dues

The due date for the payment of annual due is May 5, 2012 and will stay on May 5 as listed in the Bylaws. Annual dues not paid by the 15th of May are subject to a penalty. As of the end of May, 2012, 25 UH property owners had not yet paid their 2012-2013 annual dues and of these, 15 still had paid their 2011-2012 dues. Six UH property owners have never paid their HOA dues and liens have been placed on these properties for the non-payment of dues and other penalties, fines and assessments. Homeowners who have not paid their annual assessment forfeit their right to vote in HOA elections or at meetings of the Association and liens may be placed on your properties for non-payment of dues. If you have a question regarding the payment of your dues, please contact Heritage Property Management at 970-243-3186.



May 2012 Election Results

In May, the UnawEEP Heights Homeowner's Association held a general election and four new members were elected to the HOA Board. Three incumbent members of the Board were re-elected to a one-year term. These include John Andrews, Robin Mitchum and Paul Campeau. New members of the Board elected to a two year term are Jo Anne Allen, Lee Moore, Lee Roberts and Kim Rizuka. We thank all of these individuals for being willing to serve the neighborhood association.

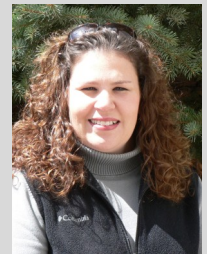
At the first meeting of the newly elected Board the following members were chosen to serve as officers: John Andrews, President; Lee Moore, Vice-President; Robin Mitchum, Secretary-Treasurer; and Paul Campeau, Chair of the Architectural Control Committee (ACCO). Kim Rizuka, a member of the Board, along with George Townsend (who was appointed to the ACCO in May of this year) and Paul Campeau will constitute the ACCO during 2012-2013.

Prior members who will no longer be serving us on the Board, but should be thanked and are very much appreciated for their activities over the last year or two include our past Board President, Tracy Feidler; Kristin Gross who served as both Secretary the first year and as Vice-President this past year; Fred Jarvis who served on the ACCO during his two years on the Board and Erin Leigh Cook who served this past year as Secretary. Please thank them for their service when you get a chance.



Appointment of Newsletter Editor

Former HOA Board Member/Secretary, Erin Leigh Cook, has agreed to continue to serve the Association in the role of Newsletter Editor. We appreciate Erin's past roles on the Board and look forward to her taking on this job. If you have something that you would like printed in the quarterly newsletter, please send it to erin@windingroadwriting.com. Any submissions, must be approved by the board prior to being printed in the newsletter.



If you would like to receive the UnawEEP Heights newsletters via email, as well as receive other UH HOA and neighborhood announcements such as irrigation schedules, meeting notices and other current issues please send your email address to unawEEPheights@hotmail.com

REMINDER
The City of Grand Junction's
Annual Weed Abatement
Program begins
May 1st

The purpose of the program is to minimize the negative effects of weeds within the City limits. Property owners are encouraged to reduce the number of weeds in the City by:

- Planting grass and flowers to discourage weed growth
- EARLY spraying or some other approved method to prevent weeds in your yard and neighboring properties
- Offer assistance to those around you who are unable to cut or pull weeds

Property owners within the City limits are responsible for cutting and removing:

- Weeds on the property over 6" (six inches) in height, as well as all puncture vine (goat heads), regardless of height
- Weeds in the areas between the property line and the edge of the curb or roadway and to the center line of the alley
- Weeds in any irrigation or drainage ditch on the property

If you spray your weeds with herbicide, you are still required to remove dead or living weeds over 6 inches in height.

For undeveloped parcels (no sheds, old foundations, utilities, etc.) over one acre in size, including agricultural land, you are required to remove weeds within 20' (twenty feet) of an adjacent developed lot, tract, or parcel and within 40' (forty feet) of any adjacent roadway.

If a violation is found, a Notice of Violation will be issued. Time allowed for voluntary compliance (no fine) is seven (7) calendar days from the date the notice is issued. Failure to comply with this notice will result in an Administrative Citation and a fine of \$150.00. If the violation is corrected within seven (7) calendar days of the Administrative Citation the fine will be reduced to \$50.00. If the violation is NOT corrected within seven (7) calendar days of the Administrative Citation, the violation will be abated at the property owners' expense. In addition to the \$150.00 fine, the owner will be assessed an hourly rate, plus a 25% administrative charge, and a penalty of \$50.00 for the first cut, \$100.00 for the second cut, and \$150.00 for the third and subsequent cuts within a five (5) year period. Unpaid assessments shall be a lien on the property.

Offer assistance to those around you who are unable to get out and cut or pull weeds. Make it a goal for no violations to occur on your block!

For additional information about this ordinance, log on to our web site at

www.gjcity.org

To contact Weed Abatement directly call

970-244-1583

or email us at weeds@gjcity.org

CITY OF
Grand Junction
COLORADO

PARKS & RECREATION

2012-2013 UHHOA Important Contact Information

UnawEEP Heights HOA Board of Directors:

John Andrews (President)	2886 Fall Creek Drive	970-985-4381
Lee Moore (Vice President)	299 Gill Creek Court	970-523-6550
Robin Mitchum (Secretary/Treasurer)	2861 Rock Creek Drive	970-985-4801
Lee Roberts (Member)	2867 Arrasta Court	970-712-1640
Jo Anne Allen (Member)	288 Snyder Creek	970-201-0481
Paul Campeau (ACCO Chair)	2862 Arrasta Court	970-254-1307
Kim Ruzicka (ACCO Member)	2878 Fall Creek Drive	970-389-5340

ACCO:

Paul Campeau (Chair)	2862 Arrasta Court	970-254-1307 (1 year)
Kim Ruzicka (Member)	2878 Fall Creek Drive	970-389-5340 (2 years)
George Townsend (Member)	2881 Fall Creek Drive	970-683-5288 (3 years)

Newsletter Editor:

Erin Leigh Cook 2856 Arrasta Court 970-241-1989 erin@windingroadwriting.com

Heritage Property Management 3002 I-70 Business Loop, Suite 2, Grand Junction, CO 81504.
970-243-3186 or email at info@hpmgj.com

Commons Irrigation and Maintenance problems: Cuttin' Up - Jimmy Foster 970-250-4289

Neighborhood Contacts for Emergency Irrigation problems on your property:

Robin Mitchum	2861 Rock Creek Drive	970-985-4801
John Andrews	2886 Fall Creek Drive	970-985-4381
Paul Campeau	2862 Arrasta Court	970-254-1307
Kim Ruzicka	2878 Fall Creek Drive	970-389-5340
Steve Kuretich	2865 Rock Creek Drive	970-812-5840
Jeff Gross	285 Gill Creek Court	970-256-0413

UH HOA email address: unawEEPheights@hotmail.com

Acronyms:

CC&Rs - Declaration of Covenants, Conditions and Restrictions

ACCO - Architectural Control Committee