

March 2013 UHHOA Quarterly News

AT A GLANCE:

- Annual Meeting
Thurs. May 16th
6:30 pm
- Seeking HOA Board
Candidates
- Irrigation water
turned on Sat.
April 13, 8:30 am
- Annual Dues set at
\$150.00
- Important
Assessment Info
- Fencing
Maintenance
- A C C O Info
- Neighborly
neighbors
- Electronic delivery
- Contacts
- Commons area
updates
- Mailboxes

From the President – John Andrews

Although the days are alternating between cold, cool and often very pleasantly warm (today we had all three), spring has officially begun and summer will be here soon. I would like to thank all the HOA members in UnawEEP Heights for the time and efforts you have been making to keep UnawEEP Heights a beautiful place to live. - John

Annual General Meeting - Thursday May 16 -

The annual general meeting of the UnawEEP Heights Homeowners Association is scheduled for 6:30 PM Thursday, May 16 at the Living Hope Church on B 1/2 Rd. This is the general meeting of the HOA membership and your attendance is encouraged. At that meeting we will hold the annual elections for UnawEEP Heights HOA board members, present an annual budget, and discuss other issues of interest to HOA members.

Seeking HOA Board Candidates

We are seeking candidates to fill four open slots on the HOA board. If you are interested in serving on the board, please contact the Nominations Committee chair, Jo Anne Allen at 970-201-0481 (288 Snyder Creek Dr.). At this writing, two current members of the board (Robin Mitchum and John Andrews) have indicated they will seek re-election.

Irrigation Update

The snows in the high country have not completely replenished reservoirs and the Orchard Mesa Irrigation District, which supplies the irrigation water for UnawEEP Heights, is

urging all of us to conserve this summer. The Orchard Mesa Irrigation District has indicated they will have water to our gates on April 8. After most of the startup debris passes us by, **we plan to gently open the main valves at 8:30 a.m. on Saturday April 13th.** Please make sure that your standpipe valves are in the closed position and any obvious cracks or leaks have been repaired before the irrigation water is turned on, otherwise you may find an unexpected pond or river in your back yard. Many others are counting on you keeping your equipment in order. Please call one of the "emergency irrigation" persons listed in the contact information if you discover an unexpected leak. Check the Message boards for emergency shutoff notices during the first week(s) of startup. **You may access more irrigation information from the Orchard Mesa Irrigation District website found at <http://www.irrigationprovidersgv.org/OMID.php>.**



\$\$ ANNUAL DUES \$\$ After a review of the current financial condition of the UnawEEP Heights HOA, the HOA board voted to reduce the annual assessments (annual dues) from \$200 per annum to \$150 per annum. This will be reflected in the 2013 bills which will be mailed out in the month of April. The due date for payment of annual dues is May 5, 2013 and will stay on May 5th in future years as listed in the bylaws. Annual dues not paid by May 15 are subject to a penalty. If you paid in installments, please have the last installment paid by May 15 to avoid a penalty.

Homeowners who have not paid their annual assessment forfeit their right to vote in HOA elections or at meetings of the Association. They likewise may not serve as board members in the Association. Liens may be placed on your property for nonpayment of dues. If you have any questions regarding the payment of your dues or outstanding balances, please contact Heritage Property Management at 970-243-3186.

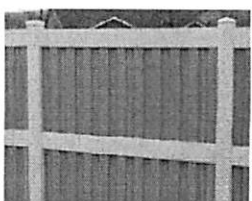
The addresses of the properties that are more than 2 years in arrears in the payment of their HOA dues will be published in the newsletter starting this summer. Currently six UnawEEP Heights property owners have never paid their HOA dues and liens have been placed by the HOA on these properties. We have been made aware that three of these properties are undergoing foreclosure and this nonpayment should be resolved in the next few months. An additional six property owners are 2 years or more in arrears and owe more than \$400. If you would prefer not to have your property address listed in the next newsletter, please bring your dues payments up to date. Thank you.

Fences Maintenance of fences, it's your responsibility!

The maintenance of perimeter fencing is a requirement of the homeowner (property owner). In the past years we have asked homeowners along UnawEEP Avenue to replace panels which were broken or contained holes. Most of the homeowners have responded and the fencing, with a few exceptions, is much improved.

We are now asking that ALL homeowners in the UnawEEP Heights subdivision inspect and repair perimeter fencing and gates during the spring and summer months of 2013. Property owners with fences with obvious holes and broken panels remaining will receive a notice from the ACCO in late spring. Properties with fences that have not been repaired by August 31, 2013 will receive an additional notice and if the fence is not subsequently repaired, the property owner will be subject to fines. Please take these spring and summer days to replace your damaged fence panels.

Valley Wide Fencing now has both tan and white panels available. Other companies in the Grand Valley may also stock these items. The tan panels were out of production for a short time in 2012, but are now available in a "smooth" rather than textured finish that closely match the original panels used in the fencing.



ACCO News

Before you build, landscape, fence, add a shed, etc. you are required to submit a request and gain approval from the **ARCHITECTURAL CONTROL COMMITTEE** for these projects. For many of these projects you may also be required to obtain a building permit or fencing permit from the city of Grand Junction. Please call Paul Campeau (ACCO chair), 2862 Arrasta court, 970-254-1307 to obtain forms, guidelines and other information.

Guidelines for Storage Sheds and Other Unattached Buildings

The CC&R's of the UnawEEP Heights HOA requires that unattached buildings be painted or stained with "colors of subdued earth tones" and that roofscapes are "harmonic". All homeowners of currently unattached structures have been asked to paint their unattached buildings in a subdued "earthtone" closely matching that of their home and to cover the structures with shingles matching as closely as possible that of their home.

All 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. The placement of any unattached building must avoid utility and irrigation easements and comply with any setback requirements of the city. The siding of any storage or utility shed must have finished surfaces (wood, vinyl, etc.) painted to match the color of the house. Plastic, OSB, rough plywood and other non-finished siding will not be approved or allowed.

Since all homes in UnawEEP Heights subdivision are currently covered with asphalt shingles, asphalt shingles are also required on the unattached buildings. Metal, vinyl, plywood, OSB or rigid plastic are not allowed. Pre-built sheds will be allowed only if they meet the above standards.

If you currently have an unattached building on your property that does not meet these standards and has not been approved by the ACCO, please submit a plan to the ACCO outlining how you plan to bring the building into compliance. Otherwise, please replace the building with one that does meet the standards. ACCO approval is needed for the replacement building also.

HOA Etiquette **GARBAGE CANS, TRASH, OTHER STORAGE ITEMS, TRAILERS AND RVs.**

Thanks to the attention and diligence of UH homeowners, these types of items have nearly disappeared from UH properties. Unscreened storage items, RVs, trailers etc. are specifically prohibited by the CC&Rs and Policies and Procedures of UnawEEP Heights and violations may result in warnings and fines. Trash containers obviously need to be curbside on the day of trash collection and a reasonable time before and after. To prevent notices and fines, please 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.

LANDLORD, TENANTS AND THE UH HOA. Although tenants are expected to follow the CC&Rs and Policies and Procedures of the UH HOA, it is the responsibility of the landlord or property owner to make sure the tenant is in compliance. Likewise, it will be the property owner that will receive the violation notices and it will be the property owner that may be fined. If you are leasing a property, please make sure that your tenant is aware of the UnawEEP Heights HOA regulations and knows the consequences of failure to comply.

Save a tree . . . and your HOA \$\$

If you would like to receive newsletters and other communications only electronically instead of through mail, please send us an email to get on our growing list.

unawEEPheights@hotmail.com



Unawep Heights Home
Owners Association

We're on the web!

UHHOA e-mail address:

unawepheights@hotmail.com

UHHOA website (info)

<http://www.hpmgj.com>

(follow the HOA tab)

Last fall, board member Lee Moore coordinated the painting of most of the mailboxes throughout the Unawep Heights subdivision. Unfortunately winter set in too early and two mailboxes were not completed. If you're interested in helping finish the project this spring, give him a call at 523-6550. Please refrain from taping messages to the mailboxes. It would be appreciated if you would remove any signs you find posted before the sun bakes the adhesive to the paint. If you would like to have a notice posted in the HOA bulletin boards. Give Robin Mitchum a call at 985-4801.

Contact Information:

Unawep Heights HOA Board of Directors:

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

Architectural Control Committee:

Paul Campeau (Chair), 2862 Arrasta Ct., 970-254-1307
Kim Ruzicka (Member), 2878 Fall Creek Dr., 970-389-5340
George Townsend (Member), 2881 Fall Creek Dr, 970-683-5288

Heritage Property Management: 2650 North Avenue, Suite 116
Grand Junction, CO 81501. 970-243-3186 or email at info@hpmgj.com

Commons irrigation and maintenance problems: Cuttin' Up, Jimmy Foster, 970-250-4289

Emergency irrigation problems on your property:

Robin Mitchum, 2861 Rock Creek Dr., 970-985-4801,
John Andrews, 2886 Fall Creek Dr, 970-985-4381
Paul Campeau, 2862 Arrasta Ct., 970-254-1307
Kim Ruzicka, 2878 Fall Creek Dr., 970-389-5340
Steve Kuretich, 2865 Rock Creek Dr., 970-812-5840

Where do I find the CC&Rs, Policies and Procedures, By-laws and other UH HOA governing documents and information? Go to website at <http://www.hpmgj.com> and follow the tabs under HOAs to Unawep Heights HOA.

Because of the dry and hot summer last year, the addition of trees, shrubs and rocks to the commons areas has been delayed until this year, which has allowed more time for the development and review of this part of the "safety



and beautification" plan. The first phase of this project, the installation of a picnic table and a bench in the commons areas, is nearly completed. Work on the commons areas on the east side of Unawep and in the commons area at the corner of Silvertip and Fall Creek will continue this spring and summer. A title issue regarding the two commons areas on the west side of Unawep has delayed the upgrades to those areas until the issue is resolved.

***Commons Areas
Update***