

UnawEEP Heights HOA Newsletter

Dues & Dues Schedule Update

Since our membership meeting on May 5th, 2010, the board has met twice.

The first meeting the board elected officers (you can see the list and contact information below), and voted to hire Deborah Yearout of A Step Above Property Management. As our association is one of the larger HOAs in the valley—with 139 members, it became obvious that her services would be invaluable.

Upon our second meeting, we discussed this year's budget and set the dues as follows:

The annual dues will be due May 5 of each year, with the excep-

tion of this year. The dues are set at \$200 to cover costs of landscaping, maintenance, irrigation, liability insurance, billing, postage, property management services, etc.

As the HOA has been turned over to us for almost a month now, and outstanding bills need to begin being paid, it is very important that dues be paid in a timely fashion.

However, this initial year, we are allowing dues to be paid in two installments: the first installment of \$100 or the entire amount will be due on June 15th. The remaining \$100 will be due in full on August 15th.

Any remaining balance after the 10 day grace period (June 25th and August 25) will be subject to a monthly \$25 late fee.

Moreover, any assessment not paid within ten (10) days after the due date thereof shall bear interest from the due date at the rate of eighteen percent (18%) per annum, and the Association will also assess a \$25 monthly late charge thereon, as per HOA covenants (Article III, Section 7).

If you have any questions, please contact Deborah Yearout or Roberta Pomaski, Treasurer.

Landscaping update:

As many voiced dissatisfaction with the current landscaping services and costs, the board reviewed bids from other companies and has hired Cutting-Up, owned by Jimmy Foster for lawn, shrub, and sprinkler maintenance.

We will hire a separate company to come in to spray fertilizer and weed control. This should not only provide better service but should reduce our landscaping budget.

unawEEPheights@hotmail.com

Points of Interest:

- HOA DUES DUE June 15th
- Please take time to review your covenants, as they are in effect and will be followed by the HOA.
- If you have anything, any questions, concerns, or items to add to the next newsletter, please email us at the above address.

From the Architectural Committee:

Homeowners:

With our new Architectural Control Committee is now in place, please make sure to submit any plans for landscaping, improvements, additions, etc., as per our covenants, Article VI, Section 2.

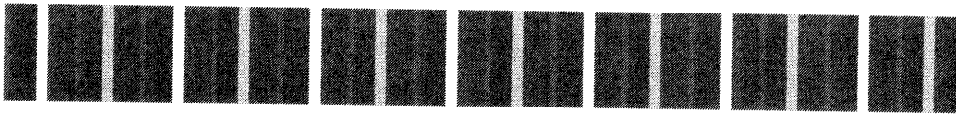
Any questions, please contact Jim McKenzie, the committee chairman.

Meet the Board

Officers & Contact Information

Tracy Fiedler--President	2873 Bear Canyon Ct	243-9796
Robin Mitchum--Vice President	2861 Rock Creek Dr	985-4801
Kristin Gross--Secretary	285 Gill Creek Ct	256-0413
Roberta Pomaski--Treasurer	2872 Arrasta Ct	314-9779
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Deborah Yearout A Step Above Property Management 715 Horizon Drive, Suite 225 Grand Junction, CO 81506
dgy53@msn.com Phone: 970 244-9230 Mobile: 970-361-8052 Toll Free: 888-523-9119



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unawEEPheights@hotmail.com

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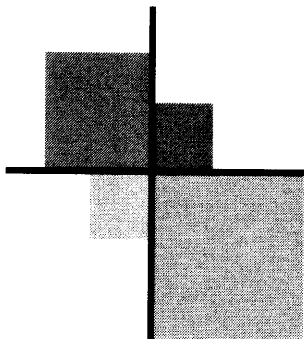
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UnawEEP Heights HOA Newsletter

ASSOCIATION MISSION

The board would like to thank all of you who have paid or made payment for your 2010 HOA dues. Your prompt payments help continue the missions of the UnawEEP Heights Homeowners Association which benefit us all.

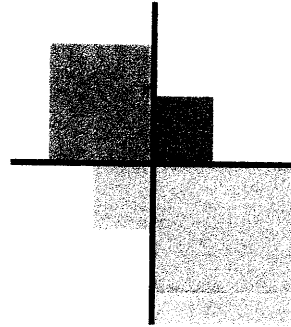
As an HOA, we all work to keep our neighborhood beautiful and protect our property values. UnawEEP Heights is one of the largest subdivisions in Grand Junction, filled with some admirable residences. Let's all work to keep it that way.

*"My neighbor asked if he could use my lawnmower and I told him of course he could, so long as he didn't take it out of my garden."
—Eric Morecambe, comedian*

unawEEPheights@hotmail.com

Points of Interest:

- HOA DUES DUE August 15th
- If you have anything any questions, concerns, or items to add to the next newsletter, please email us at the above address.



Attention homeowners:

If you have tenants, please send their contact information, as well as management company contacts to:

Deborah Yearout, A Step Above Property Management,
715 Horizon Drive, Suite 225, GJ, CO 81506

or email to ddy53@msn.com

FENCING & LANDSCAPING

As per our covenants (Amendments 1 & 2), all fencing and landscaping should have been completed by now. However, as our HOA previously lacked guidance & enforcement, the Board has come up with the following guidelines.

- **FENCING** from August 15th, homeowners will have 6 months to complete perimeter fencing.
- **LANDSCAPING** from August 15th, homeowners will have 6 months to complete landscaping of the front yard. All plans must be submitted and approved by the Architectural Committee prior to the commencement of work. The ACC has an Architectural Review Form to simplify the approval process. Please contact Jim McKenzie, committee chairman. 260-9601

The ACC will be contacting fence companies regarding group pricing and financing options and will invite the best bids to attend an open board meeting in September; all those interested will be invited to attend.

PARKING & SCREENING

Parking:

It has been brought to our attention that many vehicles are parked/stored in the road way, causing congestion problems. It is important to keep these areas clear for traffic purposes.

Article V, Section 1: "Parking along the public roads right-of-way shall not be allowed." Please properly park vehicles in driveways and garages.

Screening:

Large vehicles or storage items should be screened behind fences or vegetation to keep the neighborhood uncluttered and to maximize the curb appeal of our homes and yards.

Article V, Section 8: "...recreational vehicles, motor homes, boats, equipment...shall be kept screened by adequate vegetation or fencing to conceal them from public and adjoining property or shall be stored wholly within the enclosed garage."

Please take the next couple of weeks to review covenants guidelines and restrictions and to easily rectify any of these problems. After August 15th, the board will begin assessing fines for violations. However, we believe this need only be a last resort.



Unawep Heights HOA Newsletter

Homeowners Meeting—October 20th 6:30-8:30 p.m. at Living Hope Church, 2840 B 1/2 Road.

All homeowners are invited to a meeting Oct. 20th. We will be serving refreshments, and while the main focus will be business, we believe this will be a good opportunity for us to continue getting to know each other as a community.

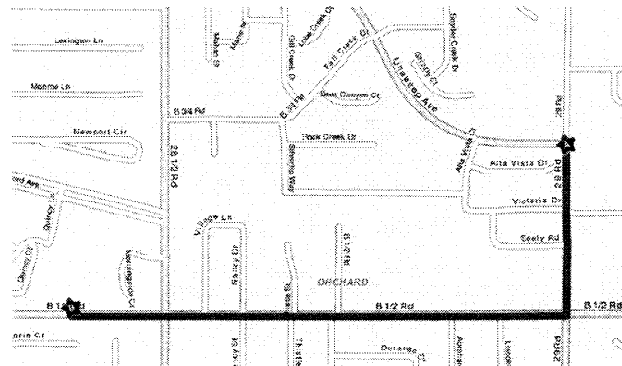
It is very important that everyone attend. The main item will be a vote to approve the proposed budget. A quorum of 25% of our membership needs to be present in order for a budget to be passed. If you will not be able to attend, please complete the enclosed proxy form.

As per the covenants, all members with dues delinquencies will have their voting rights suspended until dues are current.

Also, Henni Fencing will also be attending our meeting to present bids for fencing completion. They will be available at the end of the meeting to schedule appointments for those interested.

If you have any questions, please contact a board member below.

We look forward to seeing you there and appreciate your participation.



unawepheights@hotmail.com

Points of Interest:

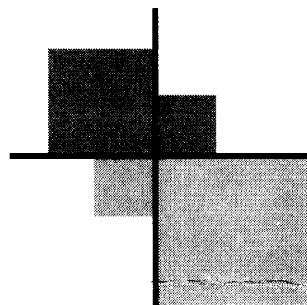
- HOA Meeting Oct. 20th
- Irrigation volunteers needed
- If you have anything any questions, concerns, or items to add to the next newsletter, please email us at the above address or feel free to contact us using the information below.

From the Board:

We would like to say a big thank you to all homeowners. Many have noticed the roadways have been much clearer and the neighborhood is looking sharp now that all vehicles are being properly parked and stored.

It is a much easier and happier process offering thank yous than having to send out notices.

Unawep Heights really is a great place to live.



Irrigation update:

As some of you may know, we had an incident in which a line was broken and irrigation water was shut off for a few days. In order to make sure that irrigation issues are handled swiftly, Robin is looking for a few volunteers to learn the ins and outs of the irrigation system.

If you would be willing to be help as an irrigation contact, knowledgeable in shutting off the water when issues arise, please contact Robin Mitchum, 985-4801 for a quick training.

It has been brought to our attention that some homeowners have had some concerns but didn't know whom to contact. Below you will find all the contact information for each of the board members. Please feel free to contact any of us. Remember that we aren't your bosses, we are your neighbors, and we all have the same goal: to make sure that our community is the best it can be.

Board Officers & Contact Info:

Tracy Fiedler--President	2873 Bear Canyon Ct	243-9796
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Mark your calendar: Annual Association Meeting – May 5th
6:00 p.m. at Living Hope Church, 2840 B 1/2 Rd

Elections:

Spring is here and with it new beginnings. It is getting to be that time of year when we as a homeowners association elect our board members.

Our board is made up of seven members, four of them officers (president, vice president, treasurer and secretary). Our bylaws state that those officers elected at the initial meeting serve a term of one year.

All current board members are running for re-election to the board except our current treasurer, Roberta Pomaski.

If you would like to nominate yourself for election, please put your nomination intent in writing by sending an email to unawEEPheights@hotmail.com

Elections Committee:

Our HOA Bylaws call for an Elections Committee to be established consisting of one Board Member to chair it as well as at least two volunteers from the association of homeowners.

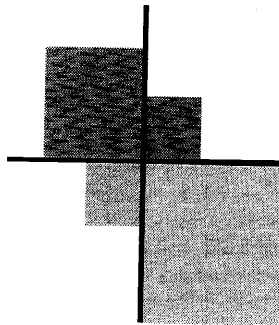
If you would be willing to serve on this committee, please contact Roberta Pomaski at 314-9779. Your role would be to help organize nominations, create a ballot for May, and to count the votes.

2011 Dues:

Please hold off on paying 2011-2012 dues, as the board is in the process of reviewing the budget and may propose a new dues assessment amount

You can expect another newsletter with further information about the upcoming HOA meeting, but if you have anything else you would like the board to address, please contact us.

The board will be meeting April 6th to finalize the meeting agenda.



Remaining fencing and landscaping plans due by April 15th

Originally, our covenants called for all homeowners to construct fencing within one year of purchase of the lot. (Article 5, Section 19). Moreover, landscaping plans were to be submitted within one year of home completion and should have been completed within one year of approval.

However, in our August newsletter, the board extended those deadlines so that homeowners old and new could get plans submitted and work completed. We set the dead-

line for fence completion and front yard landscaping at six months from August 15th. In our January meeting, we recognized that a completion date in mid-February was not realistic. So we have extended the deadline as follows:

- All landscaping and fencing plans need be submitted to ACCO on or before April 15th. Those plans must have a completion date set no later than June 30th.

Any home that does not meet these deadlines, either for submitting plans or meeting the completion date of June 30th may be subject to fines or other enforcement as stated in Article VII, Section 1 of our covenants.

Please contact any member of the ACCO with any questions you might have regarding the submission or approval of plans (their contact information is located on back of this newsletter).

unawEEPheights@hotmail.com

Points of Interest:

- HOA Meeting at 6:00 p.m. May 5th @ Living Hope Church
- Fencing and landscaping plans due by April 15th
- Irrigation update
- If you have anything any questions, concerns, or items to add to the next newsletter, please email us at the above address or feel free to contact us using the information below.

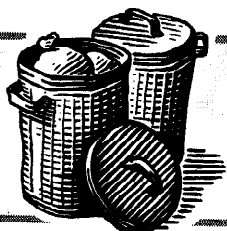
Irrigation update:

Orchard Mesa Irrigation is scheduled to start filling the ditches on Monday April 6th. If that occurs, we should be able to get water in our system that following weekend, April 9th or 10th.

If you ever have any type of irrigation issue or emergency, the following homeowners have been trained on the system and can assist you:

1. Steve Kuretech
2865 Rock Creek Drive
812-5840
2. Scott Lcfever
2867 Rock Creek Drive
3. Kim Ruzicka
2878 Fall Creek Drive
389-5340
4. John Andrews
2886 Fall Creek Drive
985-4381

As well as board members, Robin Mitchum and Paul Campeau.



A friendly reminder: Other than on trash day or the day/evening prior, trash cans are best concealed behind our fences. Please screen them as you would any other storage item, as it keeps our neighborhood looking clean and inviting.

Spring Cleanup

Just a reminder: Grand Junction's Annual Spring Clean-up Program is scheduled to begin picking up items in our area May 2nd.

If you want to take advantage of this opportunity, make sure to have your items out by 7:00 a.m. that day. You may begin putting out items as early as two weeks prior, but no earlier.

For more details, visit www.gjcity.org

Parking and other violations

First of all, we would like to thank all homeowners for any steps you have taken to follow the covenants. It is a much easier and happier process to offer thanks than to issue notices or fines. UnawEEP Heights really is a great place to live, and we enjoy working with our neighbors to keep it that way.

The majority of the neighborhood is looking good, and we feel it has been a successful year. Yet, we still need to ensure that all homeowners are following the same guidelines.

As pursuant to Article VII, General Provisions, Section 1, Enforcement, in our Covenants, the Association shall "have the right to levy and collect fines for the violation of any provision of the aforesaid documents." Moreover, "failure by the association or any owner to enforce any covenant or restriction herein contained shall in no event be deemed as a waiver of the right to do so thereafter."

We are aware that there were a period of years in which we had no HOA governing us. However, now that the HOA is established, the rules need to and will apply. We all must follow the guidelines and policies intended for our community.

Parking:

The board has sent reminders that "parking along the public roads right-of-way shall not be allowed."

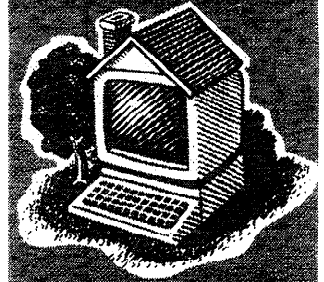
We understand that guests and visitors may need to park in this area. However, parking and/or storage of homeowner vehicles must not be in the right-of-way.

The board will begin issuing carbon-copy parking tickets to those vehicles parked in the right of way. If you believe you receive one of these tickets in error, you may contact the board to dispute it. We will take careful measures to try to distinguish homeowner vehicles from those of guest.

Construction & improvements:

"No buildings or exterior improvements of any kind...shall be constructed, remodeled or altered in any fashion...nor any landscaping performed unless two complete sets of plans and specifications... are submitted to and approved by the ACCO prior to the commencement of such work." (Article VI, Section 2).

Now that the HOA and the ACCO exist, please contact the ACCO (their names and contact information can be found below) for the Review & Approval Work sheet before beginning any work of this nature.



HOA Documents available online

As a part of the covenants

you will find the plans

and other documents

needed to

you can access many of our HOA

documents by visiting

www.unawEEP.org

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