



# UHHOA Newsletter

Fall 2016

## Irrigation Information

Orchard Mesa Irrigation District will shut down water to the canals on Friday, October 28th. UHHOA will close our main valves Thursday October 27th in the evening. Be sure to close valves and blow out your lines to avoid damage from freezing

## Leaf Removal

City of Grand Junction annual Leaf Removal Program runs through mid-December. This program prevents excess leaf build-up in streets which can cause the storm drains to clog. Keeping them clear of clogs helps prevent flooding and improves the water quality of the river. You should receive a postcard from the city with the dates for our area, they are also listed here:

November 3 & 28 - December 13

## Eight Reasons to Volunteer for your HOA

- **Protect your self-interests.** Protect your property values and maintain the quality of life in your community.
- **Correct a problem.** Have you had an issue or do you have suggestions?
- **Be sociable.** Meet your neighbors, make friends, and exchange opinions.
- **Give back.** The benefits of a strong HOA help your property values.
- **Advance your career.** Build your personal resume by including your community volunteer service.
- **Have some fun.** It's fun accomplishing good things with your neighbors.
- **Get educated.** Learn how it's done—we'll train you.
- **Express yourself.** Help with creative projects like community beautification.

# Have a Spooky (and safe) Halloween

This is a fun time to dress up, go trick-or-treating.  
Let's insure our neighborhood children have a fun, safe holiday!

### Trick-or-Treaters

- Have an adult carefully examine your treats for signs of tampering BEFORE you start nibbling.
- Only approach homes that have outside lights on as a sign of welcome.
- Check your costume to assure it is flame resistant and that hats, scarves/masks don't interfere with your vision.
- Decorate your costume and bags with reflective tape for greater visibility in the dark and carry a flashlight.
- Watch for cars when crossing streets.
- Younger kids – please bring your parent or another adult along with you.

### Homeowners - if you want the goblins, princesses and superhero's to visit you, please

- Turn your porchlights on.
- Be sure walking areas and stairs are well-lit and free of obstacles that could result in falls.
- Keep your candle-lit jack-o'-lanterns away from pathways and landings (you don't want any costumes accidentally catching fire).

### Drivers – BE ALERT

Slow down and Watch for trick-or-treaters!!

## PLEASE CONSIDER YOUR SECURITY

We have had reports of vehicle break-ins and late-night back yard trespassers.

Please help reduce targets by keeping your belongings out of sight and gates and doors closed and locked.

Parking behind a fence, and additional security lighting are effective deterrents to crimes of opportunity.

### Understanding the Purpose of an HOA

Some homeowners have misconceptions about the purpose and role of a homeowner association. They confuse it with a 'landlord' and believe that it should cure all ills. Others may feel that an association should not be able to tell them what they can do on their property.

Homeowner associations first became popular in the Atlanta area around the 1970s. Here are major reasons for their popularity:

1. Local government could no longer afford to provide the park areas needed for all the neighborhoods springing up with urban sprawl. Local governments encouraged developers to provide park areas, and in return allowed homes to be built closer together;
2. Homeowners liked the idea that their property values and standard of living would be protected by a set of covenants, which would apply to all residents; and Families liked the community feel and added sense of security for their children.

There is a basic trade-off for the advantages of a homeowner association. Homeowners give up some of the freedoms and property rights they would otherwise have if they lived outside a planned community.

Covenants for associations contain provisions called 'use restrictions.' Use restrictions are rules that apply to residents outside of the common areas. This includes architectural controls that apply to individual homes and lots, such as constructions of additions, house and yard maintenance, etc. Use restrictions can also apply to areas as leasing, pet rules, sign limitations, and parking regulations.



The board of **Unaweep Height HOA** strives to maintain and improve our community with minimal intrusion into the daily lives of our residents. Our goal is to balance each members' desire to live in a safe, well-maintained neighborhood, maintain strong property values, with minimal intrusion into our daily lives and keeping HOA fees to a minimum.

If you are interested in serving on the HOA board, or just want more information about what is involved, please contact Robin Mitchum at [rmitchum@bresnan.net](mailto:rmitchum@bresnan.net).

Elections are held at the Annual HOA Meeting in May.

## UHHOA Contact Information

### Mailing address:

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### email contact:

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### Current Board Members

Robin Mitchum  
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### Irrigation Issues/Emergencies

Robin Mitchum	985-4801
Kim Ruzicka	389-5340
John Andrews	985-4381
Jack Miller	250-8676

**Orchard Mesa Irrigation**  
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