



President's Message

As of this writing, the snows have begun to fall in the high country and “color Sunday” is behind us. This summer presented a number of challenges with minimal rainfall, high heat and reduced irrigation water. In spite of this, the neighborhood is looking remarkably good, with fall flowers adorning most properties. Thank you for your pride in ownership.

Because of the dry and hot summer, the addition of trees, shrubs and rocks to the commons areas has been delayed until next spring which also allows 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 in progress.

The Board has discovered that the current irrigation system for the commons areas is in need of repair and we will be pursuing this before or at the beginning of the next irrigation season.

Fall is also the time for political campaigns which I’m sure comes as a surprise for no-one living in this swing state of Colorado. Political signs expressing your support for various candidates and issues located on your property, homes or fences are not restricted by HOA policies. However, no signs will be allowed in the UH “common areas” along Unaweep Avenue or at the SW corner of Fall Creek and Silvertip Way. Any signs in these areas will be removed.

The HOA Board is planning to paint the sides, backs, tops and bases of the mailboxes hopefully yet this fall. We ask you not to post any signs on these mailboxes either before or after we get them painted. If any of you would like to help with this project tentatively scheduled for the weekend of October 27, call Lee Moore at 970-523-6550.



If you are interested in serving on the UH HOA Board of Directors, please notify one of the current Board members. The term of office is for two years and elections will be held next May, 2013.

The next meeting of the UH HOA Board of Directors will be held at 6:30PM, Tuesday, December 4, 2012 at the home of Board member, John Andrews, 2886 Fall Creek Dr. If there are issues you would like to bring before the Board at this meeting, please let us know so we may place the item (s) on the agenda. Since this is a member’s home, there is limited space available, therefore, we would also appreciate knowing in advance if you plan on attending.

Irrigation Update

The Orchard Mesa Irrigation District has announced that it will be turning off the irrigation water to UnawEEP Heights and surrounding areas “officially” on **Friday, October 26, 2012, but this date could be changed if winter weather sets in before that time.**

To protect your irrigation lines, sprinklers and drippers once the irrigation water has been turned off, you will want to have your irrigation lines “blown out” using compressed air. There are many companies and individuals around the Grand Junction area that have the equipment to do this for you.



To protect the main irrigation valve located on your vertical standpipe, make sure water no longer remains in that pipe after your system has been blown free of water. If water remains in the pipe and the valve, either the standpipe or the valve could crack in the winter and you will have a major leak when the water is turned back on in the spring. This would require turning off an entire UnawEEP Heights irrigation zone while your pipe or valve is repaired.

Calling All Editors....

Our newsletter editor Erin Cook has notified us she will be stepping down after completion of this newsletter. We are looking for a volunteer to format the newsletter for us once a quarter. The HOA Board will send out the final newsletter but any of you who may have experience formatting newsletters or would like to give it a try, please contact the HOA Board at unawEEPheights@hotmail.com to express your interest.



Please don't forget to slow down and keep a watchful eye out for all our Halloween Trick-or-Treaters coming up on Wednesday, October 31st. We want everyone to have a fun and safe holiday. Remember if you plan to give out treats it is customary to leave your porch light on and if you would prefer not to be disturbed please leave your porch light off for the evening. Thank you!

Disposal of Your Leaves: “Leaf Rake-Out”



The City of Grand Junction will begin their leaf collection program on October 15, with Unaweep Heights scheduled for pick-ups on October 25, November 8, December 4 and December 20 (see <http://www.gjcity.org/Utilities-Dept.aspx?pageid=2147530448> for details).

Here is the message from the city’s website: “Residents can help maintain the crucial operations of our City’s stormwater drainage system by participating in the Annual Leaf Removal Program. Over 10,000 cubic yards of leaves are picked up each year! Crews will start picking up leaves on October 15th and continue through to mid-December (weather permitting). New, this year, a **Rake-Out Schedule** and two drop-off days.

Simply rake your leaves into the street, 18-inches out from the curb to allow water to flow down the gutters and help keep leaves from blowing back onto sidewalks during collection. If you don’t have curb and gutter on your street, please rake leaves onto the pavement, in front of your residence. Placing leaves on pavement helps to cut down on dust during collection and keeps rocks out of machinery.

Other options to dispose of leaves include dropping them off at the Municipal Service Center on the designated days for this year (November 17th and December 15th) or you can take your leaves to the **Mesa County Compost Facility**, year round, FREE of charge. A mulching blade can also be used to turn leaves into compost for your yard or garden.”

Helpful Hints for Successful Leaf Removal

Do . . .

- * Rake leaves into a pile, on the street, in front of your house
- * Rake leaves at least 18 inches past the gutter, so water can flow freely
- * Rake leaves onto the pavement, past the dirt shoulder, if you have no curb & gutter
- * Have leaves ready for pickup by 7 a.m. on the posted **rake-out dates** for your area

Do Not . . .

- * Park on leaves
- * Bag your leaves
- * Set anything out but leaves
- * Put water on leaf piles
- * Set leaves on gravel or dirt (gravel damages equipment and dirt creates extra dust)



Updates, Reminders, and Tidbits...

Q: Who is responsible for overhanging limbs, bushes, etc.?

A: Now that the trees and shrubs in the subdivision have substantial growth, the Board has received inquiries regarding just who is responsible for removing unwanted overhanging limbs or other unwanted plant growth from homeowners' properties? In most states and cities, including Grand Junction, the homeowner has the right (and the responsibility) to remove unwanted overhanging or invasive growth from any tree or shrub growing on a neighboring property up to their property line. If you think the pruning of the tree or shrub may cause it to be injured or may kill the plant, it is wise to discuss the pruning of the tree with your neighbor prior to trimming it. Homeowners that have unwanted overhanging tree limbs from trees growing in the commons areas of Unawep Heights may choose to remove these limbs up to their property lines without notifying the HOA Board as long as the life of the tree is not endangered. Here is an informative website regarding this issue: <http://realestate.findlaw.com/neighbors/conflicts-involving-trees-and-neighbors.html>

IMPORTANT!!! Annual Dues Update



The due date for the payment of annual dues (otherwise known as assessments) is May 5, 2013 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. If you pay in installments, please have the last installment paid by May 15 to avoid a penalty. As of the end of July 2012, twenty UH property owners had not yet paid their 2012-2013 annual dues and of these, fifteen still had not paid their 2011-2012 dues. Five 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.

Attention landlords, 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 Unawep Heights HOA regulations and knows the consequences of failure to comply.



Contact the ACCO before you build, landscape, fence, add solar panels, etc.

As property owners in Unawep Heights subdivision you are required to submit a request and get approval from the ACCO before you build, add a shed, landscape, or change or add a fence. This includes the installation of solar panels. 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 infor-



Fencing needing repairs?

We would like to thank all the homeowners along Unawep Avenue who have repaired the holes in their perimeter fence this spring and summer. It has made a remarkable difference in the appearance of our neighborhood. Since maintenance of your fences is a requirement of the CC&Rs, the fencing will be reviewed by the Board at the end of the winter season and notices sent to owners who need to address the repairs next spring. You are, of course, welcome to repair your fences before that time. 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 closely the original panels used in the fencing.

Color of Unattached Buildings and Structures

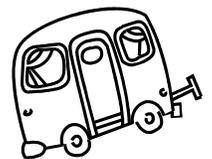
The CC&Rs require that buildings be painted or stained with “colors of subdued earth tones” and that roofscapes are “harmonic”. All homeowners of current unattached structures are encouraged to paint their unattached building in a subdued “earth tone” closely matching that of their home and cover the 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.

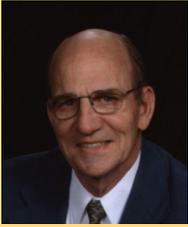


Garbage cans, trash, other storage items, trailers and RVs.



Trash cans, trash, other storage items, junk cars, RVs, trailers and other prohibited items left unscreened and in public view destroy the beauty of Unawep Heights, may create public health nuisances and often lower the property values of neighboring homes. Unscreened storage items, RVs, trailers etc. 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. Nearly all of the UH community follows these guidelines, but a few 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.





Contact Information

Your UnawEEP Heights HOA Board of Directors (Listed in order on the side panel)

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 Drive, 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 (Architectural Control Committee Organization)

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 Cook, 2856 Arrasta Court, 970-683-0888

Heritage Property Management: 3002 I-70 Business Loop, Suite 2, Grand Junction, CO 81504.

970-243-3186 or email at info@hpmgi.com

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

Emergency irrigation problems on your property?? You can call...

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

Q: Where do I find the CC&Rs, Policies and Procedures, By-laws and other UH HOA governing documents and information???

A: Go to website at <http://www.hpmgi.com> and follow the tabs under HOAs to UnawEEP Heights HOA.

