



MESSAGE FROM THE PRESIDENT

HOA Neighbors:

As 2020 went out like a lion, 2023 has come in like a lamb. JT's Lawn Service has been hired to do our irrigation and lawn maintenance. JT has worked the subdivision in the past and has a vast knowledge of how to keep our neighborhood looking great. The Board of Directors is looking at a few major projects. Reseeding some of the bare spots in our lawn and replacing or repairing the fence on the north side of the subdivision. Parking has become an issue and the Board is looking at options to ease this issue.

I wish you all a great upcoming summer. **KEN ELLIOTT, President.**

PARKING PROBLEMS, WATER ISSUES DISCUSSED AT BOARD MEET

Parking problems and water issues were the main subjects of discussion at the Feb. 4, 2023 Vineyard Board of Directors meeting held at the United Methodist Church.

Congestion in some of the Vineyard Courts is leading to over-crowding and misuse of assigned parking spaces, according to Vineyard Homeowner's Association President Ken Elliott.

Recommendations offered included more signage stressing No Parking in Streets to be located in the individual courts, more instructions about proper parking to be included in the Welcome packets given to all new residents and more publicity promoting parking in assigned spaces and plazas.

Use of domestic water, Elliott said, is an on going issue, Possible xeroscaping some areas between houses was suggested along with other measures to reduce use of domestic and irrigation water. Elliott said all suggestions would be considered by the Board in future meetings with a goal of setting policies to reduce water usage.

At the meeting, Treasurer Peggy Maurer gave her report, comparing the January receipts of homeowner fees compared to budget. (See financial report Page 3)

Property Inspection co-chair Suzi Isbell said she and co-chair Jim Fleming were happy with the progress the committee had made in 2022 though it was a lot of work. She said that both she and Jim were planning to resign their chairs in 2023 but would be available to help their successors

JT'S LAWN SERVICE AWARDED GROUNDS CONTRACT FOR TWO YEARS



John Harrison

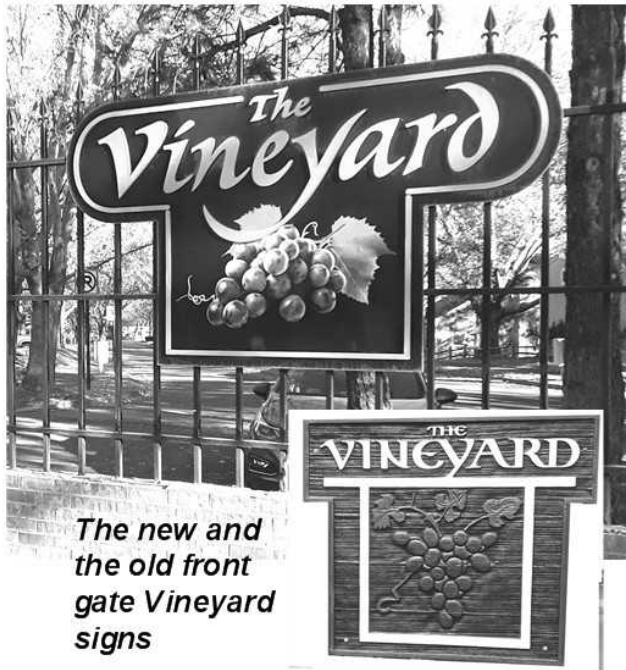
John Harrison, owner of JT's Lawn Service, has been selected by the Vineyard Board to provide ground services to the subdivision for the next two years.

It should be like old home week for John since he provided those services to the Vineyard for 24 years before losing the bid 8 years ago.

The contract is for \$170,000 per year for 2023 and 2024. John and his crew will provide irrigation, mowing, leaf gathering, snow removal from exterior sidewalks and other ground services.

John's work crew includes some men who worked with John in the Vineyard in the past. He said other contractors had let the Vineyard lawns deteriorate and planned to start a program to improve them.

After winning the Vineyard contract, John purchased a used Grand Junction leaf collection trailer for use in the Vineyard.



The new and the old front gate Vineyard signs

VINEYARD GATE FEATURES NEW ENTRANCE SIGN

A bright new Vineyard sign is welcoming visitors and residents to the subdivision.

Authorized by the Board of Directors and created by Bud's Signs, the new sign shows the Vineyard name above a detailed grape cluster. It was installed late in 2022 and replaces a Vineyard sign that had been in place at the Arbor Boulevard entrance to the subdivision probably since the Vineyard was created in the 1980s,

The old sign was repainted twice in recent years by the late Lew Long, but he warned that age and deterioration were taking its toll on it and a new sign should be painted. Cost for the new sign and installation was \$3,100.

Parking a Problem in Some Vineyard Courts

Parking problems have become an issue in several Vineyard courts, according to Jody Blackmer, chair of the Neighborhood Watch Committee.

She encouraged residents to park in their garages, their driveways or in designated spaces provided in some courts and definitely do not park out in the streets or other resident's designated spaces.

One long-time problem, she noted, is that people use their garages for general storage instead of parking vehicles, adding to the over-crowding in the parking plazas.

Mail Vineyard Payment to Gamay Address

Some Vineyard homeowners are mailing their monthly payments in error to past president Gail Corbett at 10 Burgundy Court when they should mail them to the Vineyard's official address at 7 Gamay Court, Grand Junction, CO 81507..

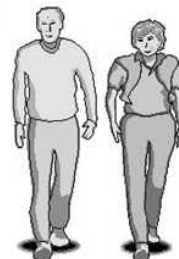
Gail does maintain a physical drop box for payments at her home since she assists Treasurer Peggy Maurer in the accounting process, but payments mailed to her address instead of the official 7 Gamay address just complicates and slows the process.

NEIGHBORHOOD WATCH BLOCK CAPTAINS LIST

<u>Court</u>	<u>Captain</u>
Bordeaux	Mary Pearman
Burgandy	Patsy Kucel
Chablis	Alex Cameron
Chardonnay	Karen Johnson
Cognac	Courtney & Patrick Murphy
Colombard	Glenna Sheader
DuBonnet	Betty Mason
Gamay	Jayne Reiber
Madeira	Suzi Isbell
Merlot	Dede Sharp
Moselle	Annie Stanfield
Reisling	Peggy Maurer
Rheims	Wanda Kitsan
Rhine	Dan Workman
Rhone	Brenda Fleming

Remember: Vineyard Speed Limit

Please keep in mind that the speed limit for vehicles in the Vineyard is 20 MPH. Many of our walkers use the streets for their daily exercise so cars and trucks need to be slow and safe.



Budget 2023

	BUDGET Jan-Dec 2023
REVENUE	
Receipts from HOA Dues	\$315,00
Receipts from RV Lot Space Rent Less Refunds (for Contingency Fund)	\$5,50
Receipts from Late Fees	\$
Receipts from Fines	\$1,20
Receipts from Transfer Fees	\$2,00
Receipts from Bank Interest	\$7
Receipts from Misc Sources	\$10
	\$323,87
DISBURSEMENTS	
Auditing Service & Tax Prep	\$1,25
Bank Service Charges	\$
Income Tax	\$2
Insurance	\$1,37
Irrigation Assessment	\$11,00
Irrigation Pond Improvement/Maintenance	\$3,00
Legal Fees	\$35
Meeting Rooms	\$62
Miscellaneous Expenses	\$1,10
Office Supplies, Postage, Copies	\$1,67
Quickbooks Subscription Fee	\$75
Ute Water	\$69,00
Utility Location Services	\$15
Web Data Base	\$40
Xcel Energy	\$7,75
Common Areas	
Irrigation Supplies/Repairs/Replacement	\$2,50
Ute Water Common Area Leak Repairs	\$6,50
Fence Supplies & Repairs	\$3,60
Tree Spraying, Trimming and Cleanup	\$7,50
Other Misc Common Area R&M	\$7,53
Maintenance Contracts	
Grounds Maintenance (Including Irrigation)	\$170,00
Extra Invoices for Grounds Maint & Irrigation	\$11,00
Total Expenses to Checking Account	\$307,07
Replenish Reserve Fund*	\$16,80
Total Expenses to Checking Account Including Savings Transfer to Money Market	\$323,87

Approved at 12/14/2022 Board of Directors Meeting

Financial Report Thru January

Current Assets	
Bank Accounts	
1010 Main Checking	61,085.39
1015 RV Lot Checking	20,848.50
1020 Money Market	87,536.26
Total Bank Accounts	\$ 169,470.15
Accounts Receivable	
1200 Accounts Receivable (A/R)	-51,933.00
Total Accounts Receivable	-\$ 51,933.00
Other Current Assets	
1095 Undeposited Funds	8,696.00
Total Other Current Assets	\$ 8,696.00
Total Current Assets	\$ 126,233.15
TOTAL ASSETS	\$ 126,233.15
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010 Accounts Payable (A/P)	0.00
Total Accounts Payable	\$ 0.00
Other Current Liabilities	
2050 Prepaid Dues	0.00
2060 RV Lot Key Deposits	1,300.00
Total Other Current Liabilities	\$ 1,300.00
Total Current Liabilities	\$ 1,300.00
Total Liabilities	\$ 1,300.00
Equity	
3010 Fund Balance	
3015 General Fund Balance	32,117.75
3020 Restricted Fund Balance	40,341.09
3025 Restricted RV Lot Fund Balance	1,930.53
Total 3010 Fund Balance	\$ 74,389.37
Opening Balance Equity	0.00
Retained Earnings	37,428.02
Net Income	13,115.76
Total Equity	\$ 124,933.15
TOTAL LIABILITIES AND EQUITY	\$ 126,233.15

VINEYARD HOME SALES SLOW IN 2022, BUT SQ.FT. PRICE RISES

Home sales in the Vineyard declined sharply in 2022 from the previous year, but per square foot sales prices continued to rise, according to figures from the Mesa County Assessors office.

A total of 11 homes were sold in 2022 compared a high of 27 in 2021. The highest price paid for a home in 2022 was \$350,000 and the lowest was \$218,000. Below is a comparison of Vineyard home sales over the past eight years.

Year	No. Homes Sold	Avg Sales Price	Avg. Sq. Ft. Price
2022	11	\$296,509	1,307
2021	27	276,500	1,2020
2019	19	207,652	1,315
2017	13	167,351	1,309
2016	17	161,353	1,240

Meeting and Newsletter Dates 2023

All meetings are held at the United Methodist Church beginning at 10 a.m. on Saturdays. All owners and residents of the Vineyard are encouraged to attend.

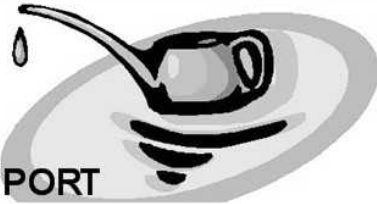
Meeting dates are:

February 4th April 22nd July 29th Sept. 23rd

October 28th (annual meeting and election)

December 2nd (budget planning)

NEWSLETTER will be published shortly after the meetings in April, July and October.)



UTE WATER REPORT

Vineyard Homeowners Ute Water Usage
from Dec 19, 2022 thru Jan 18, 2023

Courts	Gallons Used	Cost	Home Cost Each	Gals/Unit	Acct #	day	Gallons per day
Bordeaux	39,800	\$308.00	14 \$22.00	2,843	7.19527.10	31	1,244
Burgundy	35,100	\$308.00	14 \$22.00	2,764	7.00876.10	31	1,209
Chablis	41,640	\$241.27	8 \$30.32	5,249	7.15696.10	31	1,312
Chardonnay	72,000	\$440.80	16 \$28.71	4,813	7.15433.10	31	2,406
Cognac	23,750	\$176.00	8 \$22.76	3,205	7.15541.10	31	801
Colombard	41,890	\$352.00	16 \$22.00	2,793	7.15537.10	31	1,397
N. Dubonnet	17,600	\$132.00	6 \$22.00	2,300	7.16452.10	31	431
S. Dubonnet	17,210	\$176.00	8 \$22.00	1,850	7.15695.10	31	463
Gamay	59,500	\$329.15	11 \$30.93	5,682	7.16453.10	31	1,953
Madeira	38,800	\$352.00	16 \$22.00	2,394	7.18734.10	31	1,197
Merlot	22,200	\$308.00	14 \$22.00	1,964	7.19773.10	31	859
Moselle	37,600	\$308.00	14 \$22.00	2,729	7.16431.10	31	1,194
Reisling	31,400	\$330.00	16 \$20.63	2,231	7.16432.10	31	1,116
Rheims	71,700	\$396.09	12 \$59.99	12,758	7.19073.10	31	4,784
Rhine	51,000	\$363.10	16 \$22.00	2,156	7.19357.10	31	1,078
Rhone	54,500	\$343.35	13 \$27.27	4,423	7.18344.10	31	1,797
TOTAL	743,720	\$5,224.45	202 \$25.86	3,682			

VINEYARD OFFICERS & DIRECTORS

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Director -- Robin Cyr, 9 Bordeaux Ct

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Director - Brian Smith, 12 Moselle Ct.,

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COMMITTEE CHAIRS

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Suzi e mail ski_12000@yahoo.com

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Newsletter and Web Site -- Dennis Lowery

14 Bordeaux Ct., 970 242-6278

dennissue@bresnan.net

Vineyard Website -- thevineyardgj.com

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Grand Junction CO 81507

Homeowner Fee Drop Box -- 10 Burgundy Ct.