

THE VINEYARD

HOMEOWNERS ASSOCIATION

Passing the Torch

The Vineyard HOA would like to thank Dennis Lowery for his long-standing commitment to publishing the newsletter and managing the website.

As The HOA is working to update the website, the newsletter torch is being passed along as well. Thank you, Dennis, for the solid foundation you created.

THANK YOU!

Parking Reminders

When entering the neighborhood, there are signs clearly indicating “No Parking Allowed on the Street”. We have noticed that cars are parked half on the street and half on the grass on Chardonay. This behavior is damaging the lawns and potentially crushing sprinkler/irrigation components. The Board is investigating enforcement options. If there is insufficient parking space at your home or along your street’s parking area, please use the overflow parking near the mailbox pullout on Arbor and walk to your destination.

Another reminder on parking, it is not permitted to park unregistered cars in the parking berms or leave unhitched trailers in the spaces. If you have a trailer with an ATV or other recreational vehicle, you are required to find parking outside the community or rent space in the community RV parking lot. The rate is \$30/month or \$300/year. Contact Dede Sharp for more information on renting a parking space. Her contact details can be found on the last page of the newsletter with all the Board Members’ contact information.

Board Election Results Are In!

see page 5 for new Board information

Tree Maintenance

The trees in our community caused quite a stir this year. Some residents have expressed confusion as to who is responsible for what trees. A great way to determine if the tree in question is on your property, is to visit the Mesa County Assessor Lookup to view the property lines.

A good rule of thumb is that HOA trees are in the obvious community common areas, parking islands and the center path through the community. Other trees are likely the property owner’s responsibility.

Please Participate!

The Vineyard is a highly desirable, safe and well-maintained community with consistently high property values. The community is aging in terms of the irrigation system, health of the trees, and fencing. If possible, please start attending the Board/Community meetings during 2024 and consider how you might contribute to keeping this community a wonderful place to live, while staying informed about issues facing us all.

Scheduled Board Meeting Dates:

- January 20, 2024
- April 27, 2024
- July 27, 2024
- September 28, 2024

All Meetings are held at 10 a.m. at Redlands Community Church located at 2327 S. Broadway, Grand Junction, CO 81507.

Meetings usually take 1.5 hours. If you would like to address a specific topic during the meeting, please reach out to Board President, Brian Smith in advance.

Budding Entrepreneurs Sell Refreshing Goodies in the Neighborhood

The Vineyard is a safe and welcoming community who enjoy supporting the ventures of its youth.



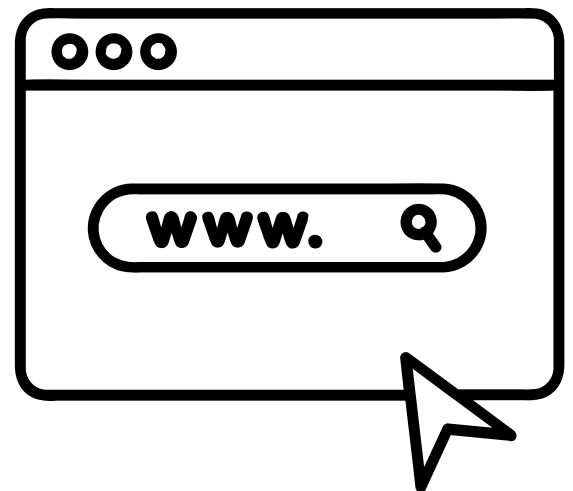
The Website Gets A Facelift

We are excited to have hired Valerie Stow, our new webmaster and newsletter creator. Valerie is a long time resident of Grand Junction with vast experience in marketing and website design. She is excited to spearhead the website and newsletter projects.

A small committee and Valerie have started the process of updating the website. The goals for the project include answering frequently asked questions, highlighting important community-wide announcements, providing easy access for homeowners/residents with frequently needed documents, and offering an organized place for realtors to access the information they need to sell your home.

The goal is to have the new website launched by the end of the year.

The new website will use the same domain www.thevineyardgj.com. If you are on Facebook, the neighborhood also has a group you can join, too! Just search The Vineyard HOA Grand Junction.





SUBMIT

Neighborhood Photos Wanted!

Part of showcasing our community is great photos of the area! If you have quality, high-resolution, png or jpg images of the neighborhood, please send them to Robin Cyr at robin.cyr341@outlook.com. Your photos may be used on the website or in the newsletter. We will do our best to use as many of the images as we receive.

Slow Down for Wildlife

It is that time of year again when we see an increase in wildlife activity in the neighborhood. You may have noticed more deer milling about.

Please use extra caution and slow down while driving through the neighborhood. Especially at dusk. Let's keep the neighborhood and wildlife safe!



The Little Free Library

The Little Free Library, located in the former bus pull-out across from Merlot, has been a wonderful addition to the community. Gail Corbett has requested that donations are limited to books only. Puzzles, magazines, CDs and DVDs are not accepted. Hospitals and the Veteran's Center appreciate these kinds of offerings. Please reach out to them.

Finance Summary - Peggy Maurer, Treasurer

The Treasurer's Report as of November 30, 2023, showed the HOA's currently has \$132,510 in the cash accounts and we have collected \$293,533 in dues, late fees, RV Lot space rent, interest and New Owner Transfer Fees.

The HOA had significant unanticipated expenses during the summer related to on-going drainage issues behind Riesling Ct., an unusually high domestic water bill due to a water line break on Moselle Ct. in July, extra monies to JT Lawn Services for reimbursement of sprinkler supplies, a new filter system at the South Pump House, and weed control in turf and non-turf areas.

It was decided that dues must be raised to ensure we have enough funds for work anticipated in 2024 and this change will add \$20,000 more than what we will currently have brought in by December 31, 2023.

A full Treasurer report can be requested. Contact Treasurer, Peggy Maurer.

Broken Tree Branches

If a big wind brings down branches, please move them on to the street curb for easier pickup. The HOA will contact JT Lawn Services to pick up the branches. If they are small enough to put out with your trash, please do so, as the HOA has to pay JT to pick these up and take them to the dump.

Update Your Email

It is important to keep your contact information updated with the HOA to receive timely news and updates. Contact Gail Corbett (*info on pg. 5*) to update your information.

December Board Meeting Highlights

The newly elected Board met with Community members on December 2nd. The entire Board was present.

Old business: Long-standing drainage issues on Reisling Ct. were discussed. New President, Brian Smith, had a lengthy phone call with Mesa County who confirmed that while they will maintain storm drains on East and West Arbor Circle, the Vineyard HOA is responsible for all storm drains in each individual cul-de-sac. The Board will be contacting a licensed Professional Engineer to look (with new eyes) at the history of what has been done since the original construction of the streets and street drains, and drainage issues that original construction has always had. The storm drain was originally drained to the center channel leading down to The Little Library. The line failed due to an installation error in not properly bedding the line in gravel. It has subsequently bowed/sagged and will not carry water through it. Money has been budgeted to resolve this problem in 2024.

Brian Smith has also researched how potable water is delivered by Ute Water into the community and then into individual homes. The main shut-off valves that supply potable water to an entire cul-de-sac are located near the top of each street. They require a special tool to shut the water off and the actual valve is well below street level. Shutting off water at this point disrupts service to the entire street. In each yard, and it varies by house and when it was constructed, there should be a white-capped PVC pipe somewhere near the ground surface that is called a "curb stop." The valve contained within allows water to an individual home to be turned off. Most owners do not know where this is and there are no filed records with Ute Water or the County as to locations. It is the responsibility of each individual homeowner to locate their own curb stop so if water must be shut off into their home from the main, it does not disrupt water to the entire block. The curb stop should not be confused with a shut off for the water inside the home such as water heater, washer, sinks, toilet, etc. That shut off may be in the garage, crawl space, under a sink, etc. Location varies by when the home was built and is inconsistent throughout the neighborhood. For example, some owners have had a shut off valve moved from the crawl space into an inside closet for easier access. Lastly, you may find a white-capped PVC pipe somewhere in the front yard or near the foundation, again—it varies by home—which is the clean-out for the sewer line from the home into the street collection line.

New business: Brian Smith has obtained a phone that will be dedicated to receiving calls about work needing to be done, particularly for irrigation and sprinkler issues. A log will be kept when a concern/complaint is made and, depending on the severity of the issue, its priority for repair by JT Lawn Services. The HOA tried this method a few years ago and while it's challenging to manage, it does keep clear documentation of issues and their history. The new number will be published once we get closer to spring and start-up of the irrigation system. It will also be published on The Vineyard's website.

Whenever possible, snap a photo of the problem on your mobile device that can be sent to this new phone along with the address. Residents must use this method to report concerns, including emergencies, and not interrupt John Harrison or his crew from doing their jobs.

It was also noted that JT Lawn Services had a hard year with having lost some employees early in the season, having to train new ones, and still provide the expected level of services. Leaf removal is the current concern. John Harrison has the right equipment, adequate staff, and procedures to get this job done, so everyone is asked to have some patience. The sycamores shed leaves all the way until spring and we have a huge number of trees throughout the community. This will be discussed with John before his contract is renewed this spring. Also, we will ask that they rotate where the moving/trimming begins each week rather than always starting at Chardonnay and ending with the last 3 streets on the north side of the community.

November Board Meeting Highlights

The new Vineyard Board met for the first time on Tuesday, November 14th to get acquainted with new officers and start planning for topics that will need to be addressed in the new calendar year.

The Budget for 2024 was reviewed and approved. It is necessary to raise the HOA monthly dues, so the new figure starting in January 2024 will be \$136/month.

The second year of 2-year contract with JT Lawn Services will be reviewed and approved early in 2024 to be ready for spring lawn maintenance and irrigation season.

Jody Blackmer presented the Homeowner and Renter packets provided to each Block Captain (if you don't know who your block captain is, reach out to Jody.) Those documents will be made available on the soon-to-launch new website for The Vineyard GJ.

A topic that will receive more in-depth attention in the near future is the xeriscape plan for the neighborhood. The plan is to work with a landscape contractor for ideas later this season. A contractor has not been selected, but that process is slated to start in 2024. The whole project will likely span 5 or more years.

Due to recurring water leaks from homes that are provided by Ute Water, a project may be undertaken to help identify the water main locations in each cul-de-sac. Every homeowner should know where their individual shut off is.

Rules about dogs and responsible pet ownership were discussed. All dogs are required to be on a leash and please clean up after your pet. There are pet waste stations throughout the community.

Parking issues were discussed. More info in this newsletter.

Have a Newsletter Topic Idea?

The HOA newsletter is compiled and printed quarterly. If you have a topic or article idea you would like to have included in the newsletter, please reach out to Robin Cyr, the Newsletter and Website Liaison.

The Vineyard Officers and Directors

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Blackmer

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Property Inspection - Vacant

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