

# The VINEYARD NEWSLETTER

Summer Edition July 2023



Information for all Vineyard Homeowners and Residents

## MESSAGE FROM THE PRESIDENT

The summertime blues have taken it's toll on the Vineyard's landscape this year. With all the dirt in our irrigation water that has plugged up sprinkler heads and some tree roots binding the water flow it has been a job to get water where we need it. The 100+ degree heat has not been a friend in trying to keep the grass green even when it gets some water. As the temperature starts to cool and water starts to clear, we should see an improvement in the lawns. With election time getting near, if you would be interested in a position on the board or would like more information please contact a board member. We will be needing a president, vice president, secretary and a director. I would like to thank everyone for their patience and I know J.T. has worked very hard to keep things running and up to speed. As the weather cools off, I hope everyone has a great rest of the summer.

Ken Elliott, *President*

## SUMMER HEAT CAUSING IRRIGATION PROBLEMS

Continuing 100 degree plus days are causing irrigation problems throughout the Vineyard, said President Ken Elliott at the July 29<sup>th</sup> meeting of the Vineyard Board of Directors at the Redlands United Methodist Church.

Elliott opened the well-attended meeting by announcing that Vice President Tom Ahern had been badly injured in a motorcycle accident in June. He has been in St. Mary's Hospital since the accident and recovery is still far off after considerable physical therapy. Ahern submitted his resignation from the Vineyard Board.

Irrigation problems throughout the Vineyard was the main focus of discussion during the meeting. "Mother Nature has not been our friend this year," Elliott said, citing high temperatures, dirty water and other problems impacting the regular lawn watering schedule. He said he has met regularly with J. T. Harrison, the Grounds Contractor, on water issues but there is not that much else that can be done until the temperature drops and the irrigation water clears.

He praised Harrison for doing a great job on the Vineyard Grounds saying "JT is working seven days a week . . . whatever it takes" to keep the Vineyard trimmed and green. There are problems from past contractors, pump problems and other issues that Harrison has had to contend with.

A suggestion was made that a sub committee be formed to establish standards and a grounds manual that would simplify the transition from one Vineyard administration to the next.

Marla Ross was named chairperson of the Nominating Committee charged with getting candidates to run for Vineyard officers and directors with the annual election at the next scheduled homeowners meeting in October.

In other matters, parking was again cited as a major problem in certain courts, and the behavior of one individual who was not observing the leash law was brought up. Elliott said he would talk to the dog owner.

**The partial 2023 Vineyard Board: L to R: Treasurer Peggy Maurer, President Ken Elliott, Directors Maryellen Jaquith, Brian Smith and Dede Sharp. Not pictured: Director Robin Cyr**



## Vineyard Gross Property Taxes Exceed \$300,000

A tabulation of gross property taxes for the Vineyard show the Redland's subdivision is responsible for over \$300,000 of Mesa County's 2024 budget.

A reassessment of properties for the year 2023 showed a significant jump in home values throughout the county. In the Vineyard the gross property tax valuations went up from \$210,000 to over \$309,000. A spokesperson for the Mesa County Assessor's office pointed out that the \$309,000 figure would be reduced by applicable senior or veteran's discounts, and that additionally, the many taxing entities that make up the overall mill levy will be re-evaluating and reducing their shares of the taxes to be paid.

Property Taxes by Vineyard court as listed in the Assessor's web site show the following gross amounts:

<b>Court</b>	<b>Homes</b>	<b>Gross taxes 2023</b>	<b>2022</b>	<b>2021</b>
Bordeaux	14	\$ 23,753	\$ 17,446	\$ 18,043
Burgundy	14	23,972	17,365	17,546
Chablis	8	10,446	7,664	7,927
Chardonnay	16	19,066	12,657	14,869
Cognac	8	8,594	7,571	7,798
Colombard	16	20,209	12,872	15,061
DuBonnet	14	19,426	14,743	14,107
Gamay	11	16,954	11,702	12,101
Madeira	16	26,974	21,349	17,978
Merlot	14	24,065	17,101	17,706
Moselle	14	18,286	13,123	13,582
Reisling	16	18,222	13,126	13,578
Rheims	12	19,908	14,268	14,675
Rhine	16	27,296	19,779	20,142
Rhone	13	22,357	16,661	16,671
	<b>202</b>	<b>\$ 309,502</b>	<b>\$ 210,634</b>	<b>\$ 221,284</b>



## Flags Fly on Vineyard Lawns of the Fourth of July

Realtor and Vineyard homeowner Debbie Rich and her grandchildren added a touch of patriotism to the Vineyard over the Fourth of July by putting small American flags in all 202 Vineyard front yards.

Debbie said it was a "fun project" and they only had one homeowner complaint. She said she hopes to make it an annual affair.



The Vineyard Homeowners Association  
Balance Sheet  
As of June 30, 2023

	Total
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Bank Accounts</b>	
1010 Main Checking	44,624.53
1015 RV Lot Checking	21,062.38
1020 Money Market	94,744.42
6020	4.50
<b>Total Bank Accounts</b>	<b>\$ 160,435.83</b>
<b>Accounts Receivable</b>	
1200 Accounts Receivable (AR)	-40,605.00
<b>Total Accounts Receivable</b>	<b>-\$ 40,605.00</b>
<b>Other Current Assets</b>	
1095 Undeposited Funds	2,432.00
<b>Total Other Current Assets</b>	<b>\$ 2,432.00</b>
<b>Total Current Assets</b>	<b>\$ 122,262.83</b>
<b>TOTAL ASSETS</b>	<b>\$ 122,262.83</b>
<b>LIABILITIES AND EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2010 Accounts Payable (A/P)	0.00
<b>Total Accounts Payable</b>	<b>\$ 0.00</b>
<b>Other Current Liabilities</b>	
2050 Prepaid Dues	0.00
2060 RV Lot Key Deposits	1,200.00
<b>Total Other Current Liabilities</b>	<b>\$ 1,200.00</b>
<b>Total Current Liabilities</b>	<b>\$ 1,200.00</b>
<b>Total Liabilities</b>	<b>\$ 1,200.00</b>
<b>Equity</b>	
<b>3010 Fund Balance</b>	
3015 General Fund Balance	32,117.75
3020 Restricted Fund Balance	40,341.09
3025 Restricted RV Lot Fund Balance	1,930.53
<b>Total 3010 Fund Balance</b>	<b>\$ 74,389.37</b>
<b>Opening Balance Equity</b>	
	0.00
<b>Retained Earnings</b>	
	37,428.02
<b>Net Income</b>	
	9,245.44
<b>Total Equity</b>	<b>\$ 121,062.83</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$ 122,262.83</b>

Saturday, Jul 08, 2023 07:35:46 AM GMT-7 - Accrual Basis

The Vineyard Homeowners Association Budget FY2023

	BUDGET Jan-Dec 2023	BUDGET USED THRU 6/30/2023	% OF BUDGET USED
<b>Revenue</b>			
Receipts from HOA Dues	\$315,000	\$154,874	
Receipts from RV Lot Space Rent Less Refunds (for Contingency Fund)	\$5,500	5,708	
Receipts from Late Fees	\$0	504	
Receipts from Fines	\$1,200		
Receipts from Transfer Fees	\$2,000	750	
Receipts from Bank Interest	\$75	216	
Receipts from Misc Sources	\$100		
	<b>\$328,875</b>	<b>\$162,052</b>	<b>50.04%</b>
<b>Disbursements</b>			
Auditing Service & Tax Prep	\$1,250	\$1,200	96.00%
Bank Service Charges	\$0	\$7	
Income Tax	\$25		
Insurance	\$1,375	\$1,367	99.42%
Irrigation Assessment	\$11,000	\$10,900	99.45%
Irrigation Pond Improvement/Maintenance	\$3,000		
Legal Fees	\$350		
Meeting Rooms	\$620	\$40	6.45%
Miscellaneous Expenses	\$1,100	\$440	40.01%
Office Supplies, Postage, Copies	\$1,675	\$257	15.31%
Quickbooks Subscription Fee	\$750	\$330	44.00%
Ute Water	\$69,000	\$33,699	48.84%
Utility Location Services	\$150		
Web Data Base	\$400	\$60	15.00%
Xcel Energy	\$7,750	\$1,602	20.67%
<b>Common Areas</b>			
Irrigation Supplies/Repairs/Replacement	\$2,500		
Ute Water Common Area Leak Repairs	\$6,500		
Fence Supplies & Repairs	\$3,600	\$4,956	137.67%
Tree Spraying, Trimming and Cleanup	\$7,500	\$5,358	71.44%
Other Misc Common Area R&M	\$7,530	\$3,381	44.90%
<b>Maintenance Contracts</b>			
Grounds Maintenance (including Irrigation)	\$170,000	\$83,377	49.05%
Extra Invoices for Grounds Maint & Irrigation	\$11,000	\$6,234	\$1
<b>Total Expenses to Checking Account</b>	<b>\$307,075</b>	<b>\$152,806</b>	<b>49.76%</b>
Replenish Reserve Fund*	\$16,800	\$8,400	
<b>Total Expenses to Checking Account Including Savings Transfer to Money Market Acct</b>	<b>\$323,875</b>	<b>\$161,206</b>	
<b>Recap</b>			
YTD Revenue at 6/30/2023	\$162,052		
YTD Expenditures at 6/30/2023	\$152,806		
<b>Net Gain</b>	<b>\$9,245</b>		

\*This monthly transfer to the Money Market account does not represent money 'out the door', but is a regular savings plan.

Money Market Account Balance at 6/30/2023	\$94,744
Money Market Account Balance at 6/30/2022	\$77,671
<b>12 Month Increase in MM Account Balance</b>	<b>\$17,074</b>

Operating Account Balance at 6/30/2023	\$45,625
Operating Account Balance at 6/30/2022	\$63,258
<b>12 Month Change in Operating Account Balance</b>	<b>-\$16,634</b>

## Vineyard Homeowner Monthly Fee History

In 25 years, the monthly homeowner dues in the Vineyard have increased from \$58 to \$128 per month. The covenants, conditions and restrictions of the Vineyard limit the increase from one year to the next to 7 % by a vote of the board of directors. Any increase larger than 7% must be approved by a majority vote of homeowners.

Reviewing the history of the monthly fee rate, it was raised to \$80 a month in the year 2000. It went to \$90 in 2014, \$109 in 2017, \$120 in 2020 and to the present \$128 in 2022. The board of directors will review costs, establish a budget and set the monthly fee rate at the director's meeting in December 2 at the Redlands United Methodist Church at 10 a.m. Notification of any increase will come by letter by year's end.

Anticipated Vineyard expenses in the coming year are reviewed in establishing the monthly homeowners fee. Any increases in the cost of domestic water, the grounds maintenance contract and associated irrigation expenses are where most of the Vineyard money goes and increases in those areas often lead to an increase in the monthly fee.

Other expenses that add to the budget total include repair or replacement of sections of exterior fence, cost of electricity for pumps and street lighting, and tree and grass spraying expenses among other costs.

Homeowners with suggestions with regard to the annual budget are encouraged to attend the December 2<sup>nd</sup> meeting.

## Vineyard Domestic Water Report.

May 18 through June 19, 2023

Courts	Gallons	Usr Cost	Homes	Cost Each	Gals/Unit
Bordeaux	73,400	\$483.45	14	\$22.00	2,843
Burgundy	58,400	\$419.70	14	\$22.00	2,764
Chablis	55,880	\$335.49	8	\$30.32	5,249
Chardonnay	82,000	\$544.50	16	\$22.00	2,912
Cognac	36,260	\$252.11	8	\$22.00	3,205
Colombard	63,250	\$464.86	16	\$22.00	2,793
N. Dubonnet	24,600	\$178.05	6	\$22.00	2,300
S. Dubonnet	18,740	\$200.00	8	\$22.00	1,850
Gamay	68,500	\$413.63	11	\$30.93	5,682
Madeira	50,700	\$411.48	16	\$22.00	2,394
Merlot	35,400	\$350.00	14	\$22.00	1,964
Moselle	47,200	\$372.10	14	\$22.00	2,729
Reisling	52,800	\$408.15	16	\$20.63	2,231
Rheims	87,200	\$517.60	12	\$59.99	12,758
Rhine	77,200	\$524.10	16	\$22.00	2,156
Rhone	69,500	\$454.63	13	\$27.27	4,423
<b>TOTAL</b>	<b>743,720</b>	<b>\$6,329.85</b>	<b>202</b>	<b>\$25.86</b>	<b>3,682</b>

## VINEYARD OFFICERS & DIRECTORS

**President-- Ken Elliott** 2 Rhine Ct.  
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**Vice President** -- Position Vacant

**Secretary** --Position Vacant

**Treasurer -- Peggy Maurer,** .  
Ph. 970 462-6330 maurepegbs@msn.com

**Director -- Maryellen Jaquith,** 8 Merlot Ct.

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**Director -- Dede Sharp,** 1 Merlot Ct.,  
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**Director -- Robin Cyr,** 9 Bordeaux Ct.

Ph. 970 250-6037 rcyr1@msn.com

**Director - Brian Smith,** 12 Moselle Ct.,  
Ph, 970 778-2490 Basmith336@gmail.com

## COMMITTEE CHAIRS

**Architectural Control -- Jan Elliott** 2 Rhine Ct..  
970 640 8688. kjelliott2@gmail.com

**Neighborhood Watch --Jody Blackmer** 14 Merlot Ct.,  
Ph. 970 739 3796 blackmerjody@gmail.com

**Property Inspection -- Vacant**

**Vehicle storage Lot -- Dede Sharp,** 1 Merlot Ct.,  
Ph 970 216-5327 deatra.sharp@imail.org.

**Mesa Co. Govt. Contact -- Maryellen Jaquith,**  
8 Merlot Ct., Ph 516 864-3401 mlnkt@aol.com

**Little Free Library -- Gail Corbett**  
Ph. 970 640-3375 helpatvineyard@gmail.com

**Exterior Fence Maint. -- John Maurer**  
. Ph. 970 462-6330 maurepegbs@msn.co

**Xeriscaping Committee - Jody Blackmer,**  
970 739 3796, **Robin Cyr,** 970 250 6037 or

**Dee Garrison,** 970 618 6883

**Newsletter and Web Site -- Dennis Lowery**  
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**Vineyard Website -- thevineyardji.com**

**Mailing Address - 7 Gamay Ct.**

Grand Junction CO 81507

**Homeowner Fee Drop Box -- 10 Burgundy Ct.**