



MESSAGE FROM THE PRESIDENT

Finally spring is approaching and the water company has their problems fixed and the ponds are filling with water. As soon as the ponds are filled and the dirt settles, we will have the sprinkler system in operation. We are in the process of getting some of the dead branches trimmed in the common areas and in the parking berms. If you find you are having troubles with your sprinkler heads, please send me an email at Ken.vineyardhoa@gmail.com so we can contact JT to get them repaired for you. If you missed the last HOA meeting, the construction work on the west side is a company installing high speed fiber optic cable. I hope you have a great summer.

Ken Elliott, President

BOARD MEETING COVERS WIDE RANGE OF ISSUES

From parking to fences to trees to rabbits represented the range of discussion of HOA problems at the Vineyard Directors Meeting on April 22 at the Redlands United Methodist Church.

President Ken Elliott moderated the lively discussion during which parking problems seemed to be the primary issue that needed HOA Board attention. Several homeowners chimed in with suggestions to alleviate the parking problems, primarily on Chardonney and Cognac Courts. Essentially, the existing standard that calls for one parking spot in the garage, one in the driveway and one dedicated parking space per unit in the parking plaza seems to be the most acceptable solution if people living on the courts don't have excess vehicles. Elliott said the parking problem would be discussed during an executive session of the Board after the public meeting.

Xeriscaping between houses was another hot topic. Jodi Blackmer, Robin Cyr and Dee Garrison were appointed to a committee to study xeriscaping and its potential use in the Vineyard.

Treasurer Peggy Maurer gave the financial report and said she is "quite comfortable" with current balances and reserves. A suggestion was made that we might be able to get a higher rate of interest on the Vineyard money market accounts. Peggy said she would pursue it.

Elliott reported on the construction going on on the west side of the Vineyard. He said crews are laying a fiber optic cable underground from near the north pump house to Broadway. He said they would repair any damage to lawns or sidewalks when they are finished.

One homeowner complained that rabbits had invaded his crawl space. He said he is taking steps to remove them, but warned others that rabbits residing under houses might be a problem for others.



A crew and vehicles from Primoris Services Corp. of Minnesota work to run a fiber optic cable underground up the west side of the Vineyard.

ANNUAL REPAIR OF WOOD FENCE DONE

When Spring comes, so does the annual repair of the wooden fence around the Vineyard.

The fence is approximately 7/10th of a mile long, down the east side of the Vineyard, across the north end, and a small section between the Vineyard and the Redlands Middle school. Trees and bushes, usually from the non-Vineyard side, are a constant problems and have to be removed. Nelda Barker volunteered for that for many years.

The original fence was built probably in the 1990s or earlier. Several sections have been totally replaced since then, including all of the fence around Gamay Court and other smaller sections.

There are approximately 6400 cedar pickets in the fence, each five and one half inches wide by six feet long. They are attached to two by four inch framing with a one to two inch gap between the boards. Normally, each Spring sees the replacement of about 150 boards on the fence that deteriorate over time. This year, John Maurer, now head of the Fence Committee, is replacing only about 65 boards. He said the fence has held up pretty well. He said many of the regular volunteers who join him in working on the fence have other commitments this year, so the 2023 fence repair is being done by John alone.

Prior to John's Chairmanship of the Fence Committee, Don Kucel headed up the group that fixed the fenced each year. And prior to Don's term, Dennis Lowery and a crew of volunteers mended the fences each year for several years.

When large sections of the fence needed replacement, the Vineyard generally called on fence contractor Western Workmen altho other contractors have also worked on the fence over its life.

ONLY 1 HOME SELLS IN 1ST QTR

Only one home was sold in the Vineyard in the first quarter of 2023, a major decline in subdivision sales since the high point of 27 homes sold in year 2021, according to figures obtained from the Mesa County Assessors office.

Price paid for the 1403 square foot house was \$325,400 which represents a per square foot price of \$160, well above the 2022 average sq. ft. price of \$130

NEWSLETTER, WEB SITE JOBS OPEN

Dennis Lowery, the editor of the Vineyard Quarterly Newsletter and manager of the Vineyard Web Site, announced that he was resigning his jobs after the October meeting. Lowery is nearly 90 and has been producing the newsletter and managing the web site for the past seven years. He said "It is time for someone younger to take over these volunteer jobs." Lowery said he would be glad to work with anyone who takes over the newsletter and web site to make a smooth transition. Anyone interested in both or either tasks should contact President Ken Elliott at 970 216 5330.



ATTENTION: HOME OWNERS!

For those home owners interested in replacing the grass area between their homes, please contact the newly formed Xeriscape Committee. The committee will have guidelines, suggestions, and a form (much like that of the Architectural Control). Please call either; Jody Blackmer (970)739-3796 Robin Cyr (970)250-6037 Dee Garrison (970)618-6883 **BEFORE** beginning your project!

The Vineyard Homeowners Association

Balance Sheet

As of March 31, 2023

The Vineyard Homeowners Association Budget FY2023

ASSETS	
Current Assets	
Bank Accounts	
1010 Main Checking	65,117.67
1015 RV Lot Checking	21,000.92
1020 Money Market	90,424.21
6020	4.50
Total Bank Accounts	\$ 176,547.30
Accounts Receivable	
1200 Accounts Receivable (A/R)	-51,675.00
Total Accounts Receivable	-\$ 51,675.00
Other Current Assets	
1095 Undeposited Funds	0.00
Total Other Current Assets	\$ 0.00
Total Current Assets	\$ 124,872.30
TOTAL ASSETS	
\$ 124,872.30	
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	1,250.00
Total Other Current Liabilities	\$ 1,250.00
Total Current Liabilities	\$ 1,250.00
Total Liabilities	\$ 1,250.00
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	11,804.91
Total Equity	\$ 123,622.30
TOTAL LIABILITIES AND EQUITY	\$ 124,872.30

	BUDGET	BUDET USED	% OF
	Jan-Dec 2023	THRU 3/31/2023	BUDGET USED
Revenue			
Receipts from HOA Dues	\$315,000	\$77,373	
Receipts from RV Lot Space Rent Less Refunds (for Contingency Fund)	\$5,500	5,550	
Receipts from Late Fees	\$0	277	
Receipts from Fines	\$1,200		
Receipts from Transfer Fees	\$2,000	450	
Receipts from Bank Interest	\$75	92	
Receipts from Misc Sources	\$100		
	\$323,875	\$83,742	25.86%
Disbursements			
Auditing Service & Tax Prep	\$1,250	\$1,200	96.00%
Bank Service Charges	\$0		
Income Tax	\$25		
Insurance	\$1,375		
Irrigation Assessment	\$11,000	\$10,500	95.45%
Irrigation Pond Improvement/Maintenance	\$3,000		
Legal Fees	\$350		
Meeting Rooms	\$620	\$20	3.23%
Miscellaneous Expenses	\$1,100	\$30	2.73%
Office Supplies, Postage, Copies	\$1,675	\$222	13.25%
Quickbooks Subscription Fee	\$750	\$165	22.00%
Ute Water	\$69,000	\$15,748	22.82%
Utility Location Services	\$150		
Web Data Base	\$400	\$60	15.00%
Xcel Energy	\$7,750	\$226	2.91%
Common Areas			
Irrigation Supplies/Repairs/Replacement	\$2,500		
Ute Water Common Area Leak Repairs	\$6,500		
Fence Supplies & Repairs	\$3,600		
Tree Spraying, Trimming and Cleanup	\$7,500		
Other Misc Common Area R&M	\$7,530	\$2,100	27.89%
Maintenance Contracts			
Grounds Maintenance (Including Irrigation)	\$170,000	\$41,679	24.52%
Extra Invoices for Grounds Maint & Irrigation	\$11,000		
Total Expenses to Checking Account	\$307,075	\$71,949	23.43%
Replenish Reserve Fund*	\$16,800	\$4,200	
Total Expenses to Checking Account Including Savings Transfer to Money Market Acct	\$323,875	\$76,149	

Recap		
YTD Revenue at 3/31/2023	#	\$83,742
YTD Expenditures at 3/31/2023	#	\$71,949
Net Gain	#	\$11,792

XERISCAPING COMMITTEE APPROVED BY BOARD

A new committee is tasked with responsibility of studying xeriscaping and setting guidelines so the process can be used in the Vineyards, as a beautification and water saving technique.

Jody Blankmer, Robin Cyr and Dee Garrison are volunteer members of the committee which will research xeriscaping, set standards and encourage the application of xeriscaping first, between houses and later, hopefully in the parking berms of the Vineyard.

Blackmer said there are several homeowners interested in xeriscaping and the establishment of the committee and guidelines will allow them to proceed. Costs of xeriscaping between houses will be shared by the homeowners. Hopefully later xeriscaping of parking plazas will require board approval and funding.

She said one of several advantages of xeriscaping is that the sod replaced between houses can be used to fill bare patches of lawn elsewhere in the Vineyard.

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: July 29th, Sept. 23rd, October 28th (annual meeting and election), December 2nd (budget planning). **NEWSLETTER** will be published shortly after the meetings in July and October.

UTE WATER USAGE (Feb. 17 to Mar. 17)

Courts	Gallons Used	Cost	Homes	Cost Each	Gals/Unit
Bordeaux	34,500	\$350.00	14	\$22.00	2,843
Burgundy	33,300	\$350.00	14	\$22.00	2,764
Chablis	36,310	\$252.32	8	\$30.32	5,249
Chardonnay	65,000	\$472.25	16	\$28.71	4,813
Cognac	23,030	\$200.00	8	\$22.76	3,205
Colombard	42,940	\$400.00	16	\$22.00	2,793
NDubonnet	17,200	\$150.00	6	\$22.00	2,300
S. Dubonnet	16,960	\$200.00	8	\$22.00	1,850
Gamay	55,500	\$358.38	11	\$30.93	5,682
Madeira	33,900	\$400.00	16	\$22.00	2,394
Merlot	19,900	\$350.00	14	\$22.00	1,964
Moselle	34,000	\$350.00	14	\$22.00	2,729
Reisling	30,100	\$375.00	16	\$20.63	2,231
Rheims	62,600	\$413.05	12	\$59.99	12,758
Rhine	50,400	\$410.20	16	\$22.00	2,156
Rhone	47,000	\$359.00	13	\$27.27	4,423
TOTAL	743,720	\$5,390.20	202	\$25.86	3,682

VINEYARD OFFICERS & DIRECTORS

President-- Ken Elliott 2 Rhine Ct.

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Vice President -- Tom Ahern, Ct. 4 Reisling Ct.

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Secretary --Position Vacant

Treasurer -- Peggy Maurer,

Ph. 970 462-6330 maurerpegbs@msn.com

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Director -- Dede Sharp, 1 Merlot Ct.,

Ph 970 216-5327 deatra.sharp@imail.org

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.,

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Property Inspection -- Vacant

Vehicle storage Lot -- Dede Sharp, 1 Merlot Ct.,

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Mesa Co. Govt. Contact -- Maryellen Jaquith,

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Little Free Library -- Gail Corbett

Ph. 970 640-3375 helpatvineyard@gmail.com

Exterior Fence Maint. -- John Maurer

. Ph. 970 462-6330 maurerpegbs@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

14 Bordeaux Ct., 970 242-6278

dennissue@bresnan.net

Vineyard Website -- thevineyardgj.com

Mailing Address - 7 Gamay Ct

Grand Junction CO 81507

Homeowner Fee Drop Box -- 10 Burgundy Ct.