

# THE VINEYARD

## HOMEOWNERS ASSOCIATION

### **A Message from Board President Brian Smith**

Happy New Year to all residents of the Vineyard! Hard to believe that we are already seeing longer days (more daylight) coupled with stronger doses of sunshine although we are still technically in winter. We will all be complaining about the heat before we know it! We had our first HOA meeting of the new year, and it was held after the Board Members meeting.

We decided to try something new and see if it might work out for all future meetings. The meeting was well attended but as always, we encourage as many of you as possible to attend. The Board has several items that we will be working on through the winter months. Some old and some new. They include resolving the drainage issue on Riesling Court, replacing streetlights and parking island lights that have gone out, acquiring a storage shed for the RV parking lot, and initiating the placement of a memorial bench (because of a donation made by a homeowner) that would be placed halfway along East Arbor Drive for everyone's use.

Items brought up by homeowners present at the meeting included better access to the sidewalk that rings the entire Vineyard property, the possibility of some type of insurance that would cover homeowners in the event of water service line breaks, and the possibility of the lawn service not being done on Federal Holidays in the spring/summer. More on these items as we go forward.

Finally, the Vineyard is a unique place to live in that we have 202 homes located within a relatively small but beautiful area. Just a gentle reminder that we all try to respect each other with regards to the rules and regulations of the HOA. Thank you.

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### **Lighting the Community Entrance into the HOA**

Several suggestions have been made to better illuminate the entrance to the community from Broadway. We have a lovely new sign and seeing the entrance after dark has always been challenging. The HOA is investigating options that range from a larger/brighter solar light to having a wired-light installed.

If you have any suggestions, please let Brian Smith know.

## Winter Driving Safety

Although this winter has been fairly mild, with days near 60 making it feel like spring, it is always a good idea to make sure you are prepared for winter driving in Colorado.

Starting with your vehicle the following list is a good place to start to ensure safe winter travel:

- your windshield wiper fluid is full.
- the wiper blades work well.
- your tire tread is at least 3/16" deep. Bonus if they are snow tires.

Some handy items that you can carry with you in case of an accident or if you slide off the road include:

- sturdy ice scraper
- flashlight with extra batteries
- first aid kit
- jumper cables
- tow strap/tire chains
- blanket
- drinking water
- non-clumping cat litter or sand
- non-perishable snacks

It is important to be very alert when driving in snow and ice conditions. It is best to take a defensive stance and slow down. Allow extra time to get to your destination. Remember to leave extra space between you and the vehicle in front of you. Slick conditions may require extra stopping distance to come to a complete, safe stop.

## Planning your Winter Travel

If you have to travel when the road conditions are poor it is also a good idea to check trusted websites like [COTrip.org](http://COTrip.org) for up-to-date road conditions, closures and warnings.



**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](mailto: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.

### Snow Removal

Even though we have seen very little snowfall in the Grand Valley this year, we just wanted to make sure all residents were clear on the snow removal process throughout the community.

Just like other common spaces, the HOA is responsible for the roads and sidewalks.

Residents are responsible for clearing their own paths to their doors and their driveways. If you need assistance clearing snow from your home, reach out to your block captain. They can help you located a friendly neighbor.

### The Little Free Library

The Little Free Library, located in the former bus pull-out across from Merlot, is a huge success. Currently it is stocked full of books waiting to find new homes.

Please stop by and peruse the selection and see what catches your eye.

Thank you for making it a wonderful resource for our community!



Another frequent visitor to our backyards

### New Community Bench Coming Soon

A community member recently donated some money to install a bench to honor a deceased family member. The Board is reviewing options to install an attractive bench and memorial plaque. The location will be between the sidewalk and fence on East Arbor beneath the ash tree more or less across from Rheims Ct. A short sidewalk may also be installed from East Arbor up to the sidewalk where the bench will be placed to allow safe access from the street up the grassy slope to reach the sidewalk.

If this proves to be attractive and affordable, a similar walkway from the street up the grassy slope to the sidewalk on West Arbor Circle may also be considered in the future.

## January Board Meeting Highlights

President Brian Smith opened the meeting with the usual reports: reading of the last minutes; Treasurer report noting dues increase to \$136 per month, moving \$75K into a 6-month CD with 4.32% APR, and decision to purchase a storage shed to install in the RV lot to hold HOA filing cabinets and other property. Both reports were approved.

The Architectural Control Committee approved several home updates.

The RV storage lot still has spaces open and available to rent.

Neighborhood Watch had nothing to report. Jody Blackmer is working with Director Robin Cyr on updating documents in the New Homeowner and New Renter welcome packets that contain community rules and regulations, a Welcome letter, etc. Robin asked that if anyone was aware of changes needing to be made to any of the documents that changes be sent directly to her at robin.cyr341@outlook.com.

The Little Free Library is fully stocked.

For a full treasurer report, contact Peggy Maurer.

### New business:

Brian Smith reported that he is working with Xcel Energy on replacing burned out street lights. Some have already been replaced. Several more are pending. Xcel is being provided with a key to the south pump house gated enclosure so they can accurately read the electric meter mounted there.

The Xeriscape Committee will not be meeting in the future. The HOA is going to be contacting some landscape contractors directly to discuss near-term and longer-term xeriscaping solutions that will provide a consistent look where implemented and coordinate with John Harrison for irrigation system impacts. Xeriscaping for a community this large cannot be done in a piecemeal fashion so more information on that will be upcoming as spring approaches.

**The next meeting will be April 27, 2024 at Redlands United Methodist Church.**

## 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

### **President - Brian Smith**

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### **Vice President - James Shafer**

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### **Treasurer - Peggy Maurer**

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### **Director - Dede Sharp**

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### **Director - Robin Cyr**

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## Committee Chairs

### **Architectural Control - Jan Elliot**

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### **Neighborhood Watch - Jody Blackmer**

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### **Property Inspection - Vacant**

### **Vehicle Storage Lot - Dede Sharp**

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### **Mesa Co. Govt. Contact - MaryEllen Jaquith**

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### **Little Free Library - Gail Corbett**

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### **Exterior Fence Maintenance - John Maurer**

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### **Newsletter and Website Liaison Robin Cyr 970-250-6037**

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