



Spring is here!

Spring is here! With the weather getting a bit warmer, spring maintenance has begun. We are excited to let you know that WD Yards has been out and about in the neighborhood to begin spring preparations for the year. Their work will ensure that our community is looking its best. Please note that the property management team is the main point of contact for any questions related to the landscaping at The Vineyard. **We kindly ask that residents refrain from approaching or directly contacting WD Yards. If you need assistance, feel free to reach out to us, and we will coordinate with them on your behalf.** You can report any HOA maintenance need by completing our online form at www.thevineyardgj.com/forms/.

NEW Property Info on website

We have a new page on the website with information about what the HOA covers and what homeowners are responsible for when it comes to landscaping and property maintenance. Visit the website at www.thevineyardgj.com/property-info/. There is also a request form for things like reporting a broken sprinkler head or for making a request to do any landscaping project at your home. Please use this form when making all landscaping requests rather than approaching WD Yards when they are on sight. We are happy to coordinate on your behalf.

ACC Requests

Please visit the website at www.thevineyardgj.com/architectural-control/. There you will find information about the ACC guidelines as well as an electronic and paper ACC request form. Once submitted, those will come directly to us and we will get the request to the ACC Committee for review. **Please include as much information as possible so the committee can thoroughly review each request.** We will send a response via the same means in which we received the request (electronic or paper). If you use the paper version of the form, please email it to Info@TheVineyardgj.com.

April HOA Meeting

The next HOA meeting will be held on Saturday, April 19th at 10am at Redlands United Methodist Church. Feel free to attend this informational meeting as we discuss the many projects we are working on to continue to make The Vineyard one of the most sought after communities in Grand Junction to be a part of!

STAY CONNECTED



The Vineyard HOA
7 Gamay Ct
Grand Junction, CO 81507



<https://thevineyardgj.com>
(970) 433-8470
Info@TheVineyardgj.com





OTHER UPDATES:

Since bringing on the new property management company, we've been actively working on several projects and updates to improve our community.

- **YARD MAINTENANCE:** We've hired WD Yards, who have already begun spring startup preparations and recently completed a thorough leaf cleanup throughout the neighborhood. Working together we will be compiling a long-term lawncare plan, that helps our community improve our current landscaping, as well as plan for future needs and improvements.
- **WALKING PATHS:** We're assessing the internal walking paths to identify and repair any tripping hazards, ensuring safer routes for everyone. That work will be completed over the next few months.
- **MAILBOX RESTORATION:** We're addressing the condition of our mailboxes, with plans to repair or replace those in poor condition. Many will receive new pedestals, and almost all will be freshly painted.
- **UPDATING GOVERNING DOCUMENTS:** The board is preparing to review updated governing documents and required policies. Many of these documents have not been updated since the inception of the HOA in 1981, so, this will be a very good thing to check off of our list.
- **WATER USAGE INVESTIGATION:** We are currently investigating a water usage issue in one of our courts to determine if there is a leak. Resolving this could save the HOA significant money, allowing us to allocate those funds to other valuable projects.

REMINDERS

➤➤➤ TRASH CANS

Just a reminder to pull your trash cans in and out of sight each week after pickup. This helps keep our neighborhood looking nice.



➤➤➤ PET CLEANUP

Please remember to keep our community clean and free of pet waste. We encourage use of the pet waste stations and ask that all pet owners please clean up after their furry friends.

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