

The Vineyard NEWSLETTER

Homeowners Association



➤➤➤ ANNUAL MEETING

Our Annual Meeting is scheduled for Saturday, October 10th at 10:00 AM at Redlands United Methodist Church. We are mailing out the Notice of Meeting, Proxy Form, and 2027 Budget by mail. If you can't attend, please complete and return the proxy form as soon as possible to the address or email listed on the form so we can meet quorum.

All documents are also available at: thevineyardgj.com

We hope to see you there!



LAWN CARE UPDATE <<<

We have made great progress on irrigation repairs and improvements. We found a large root obstructing the main line coming down to the pond, along with another supply issue that has now been corrected. We now have consistent irrigation water and have been able to focus more attention on individual yard improvements again, including reseeding efforts. We are also working on detailed zone data, including number of heads in each zone, to help us construct the best watering schedule possible.



IRRIGATION SEASON UPDATE

Redlands Water & Power is tentatively planning to shut off irrigation water on October 10. That is only about 10 days earlier than a typical season, which is great news after the challenges we experienced this year.

PLEASE CONSERVE WATER

We have seen a significant increase in our Ute Water bill. Please conserve domestic water as much as possible. Every effort to reduce unnecessary water use helps control Association expenses.



➤➤➤ GOVERNING DOCUMENT AMENDMENT - VOTING PERIOD

We are officially beginning our 60-day voting period for the three main governing document updates. Information about the proposed updates and ballots will be mailed to every homeowner along with the Annual Meeting notice.

To save Association funds and resources, we are planning not to mail full printed copies of the governing documents to every owner. Printing and mailing the documents to the entire community would cost approximately \$6,000. The documents have been emailed to everyone, and can also be found on our website. If you would like a physical copy, please let us know - we are happy to provide one.

STAY CONNECTED



The Vineyard HOA
7Gamay Ct
Grand Junction, CO 81507



<https://thevineyardgj.com>

(970) 200-6020

Info@TheVineyardgj.com



➤➤➤ RV LOT SPACES AVAILABLE

We currently have spaces available in The Vineyard RV lot. If you, your tenant, or a family friend needs a place to store an RV, trailer, or camper, please let us know. Spaces are only \$45 per month - approximately 50% of the cost of many public storage facilities. Contact us at Info@TheVineyardGJ.com to reserve a space.

COMMUNITY LIBRARY - BOOK DONATIONS NEEDED <<<

Our neighborhood library is always looking for new books to keep the shelves fresh and full of variety! The library operates on a simple "Bring a Book...Take a Book" philosophy, but donations are especially important to keep a good selection available.

If you have gently used books you're ready to pass along, please consider donating them to our community library. Books that are rotated out are shared with the Botanical Gardens Little Free Library, so they continue to be enjoyed by others.



➤➤➤ GUTTER AND EXTERIOR HOUSE MAINTENANCE

Western Slope Window Cleaners has offered their service to The Vineyard residents. Services include gutter cleaning, exterior window cleaning, screen repair, and pressure washing. Gutter cleaning is \$1.50 per linear foot, and seniors receive a 10% discount.

Call or text: (970) 818-7848

UPCOMING COMMUNITY EVENTS

The cooler temperatures of September make it a great month to get out and enjoy our vibrant community. Here are a few things happening this month:



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