



GVPOA 2024 Newsletter

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Website glenvista_colorado.org

NEW GVPOA Facebook - Official Glen Vista Property Owners Association

The GVPOA Board hopes everyone has had a wonderful holiday season and is looking forward to 2024!

Volunteer Board Members

- **President - Matt Johnson, 1st Vice President - Yvonne Loop, 2nd Vice President - Richard Fesker, Treasurer - Karyn Thorne, Secretary - Sue Marconi, and director - Katherine Wickline. We have room for 3 more directors and many volunteers.**

2024 Meeting Days

- **Saturday, January 27, 2024 at 10:00 am at the Deer Mountain Fire Station.**
- **Saturday, April 27, 2024 at 10 am at the Deer Mountain Fire Station.**
- **Saturday, July 27, 2024 at 10 am at the Deer Mountain Fire Station.**
- **Saturday, October 26, 2024 at 10 am at the Deer Mountain Fire Station.**

2024 Dues

- **The 2024 dues is \$150 for 2024. \$140 if your check is received by April 1st.** If you write your check for \$140 and it is received after the 1st, you will see a \$10 add in for the next year's invoice. The dues is considered late if it is received by July 1st or after. There will be a \$25 late fee charge added to your invoice as well as 8% interest compounded monthly. Liens will be assessed in September and/or October for any delinquent properties which adds an additional cost for the county cost of adding and removing a lien. It is \$26 total at this time. Please be aware that at this time we are unable to afford to complete 100% of the roads each year. That is why the dues are going up each year as well as the increase in price of everything this last year.

Bookkeeping

- In 2023 we signed on with Sangre Solutions in Westcliffe. They are a professional bookkeeping organization and thus as the board changes through the years, our information will be safe and make the transitions run smoothly.

Website - glenvista-colorado.org

- We have a new host site for our website and our hope is that there will be less problems with the site. Please check it out! We plan to update the budget information monthly.

Altitude Law

- The board has hired a lawyer to bring us up to current CCIOA regulations that we as a POA are required to follow. Those CCIOA laws are posted on the website, glenvista-colorado.org. The lawyer also supports covenant clarifications.

Home Sales

- We are collecting a \$15 status letter fee and \$15 transfer of information fee from each real estate transaction that comes through the Glen Vista Properties which is standard procedure for POA's. We are also providing information on the state of the property to help with keeping properties clean and covenant compliant.

Roads

- Roads will be expected to be completed in May/June 2024. Road grading cost \$1200 per mile this year; \$1440 with the roller packer and gravel is extra. We have 1149 lots, all of which are subject to GVPOA covenants, but due to its establishment in 1974, filings 1-8 are not required to pay the dues to cover water rights and road maintenance if they have not chosen to annex their property into the POA. At this time we have about 300 properties not participating in paying POA dues which would have resulted in about \$40,000 towards the POA expenses, thus increasing the likelihood of completing 100% of the roads every year. We have 65 miles of roads to maintain and were able to complete 75% of roads in 2023. We plan to complete 20 miles of the main veins every year to ensure access for all and then complete the worst areas, with planning to complete all the roads every two to three years depending on funds.

Wood Chipping 2024

- **May 18, 2024, July 20, 2024 and September 21, 2024 from 8 AM until Noon at 93 Wendy Drive.** Please load trunks OUT because it makes the unloading go faster.

NEW GVPOA Facebook - Official Glen Vista Property Owners Association

- Did you know that GVPOA has a **NEW** Facebook Page for helpful information? You can message us through the page or click on the link to go to the website. Search for the **Official Glen Vista Property Owners Association** and follow us.

Covenants

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Meeting Expectations

- Please remember we have adopted common governing body meeting guidelines that mirror the procedures like the Deer Mountain Fire Station board meetings and the County Commissioner meetings. Thus, we have a 3 minute public speaking rule and you must sign up before the meeting starts if you wish to provide input at the meeting.

How to handle complaints -

- The GVPOA Board is not a law enforcement agency. If you have trespassers, please call the Sheriff Department at 719-276-5555. Trespassing is a crime, not a violation of covenants. Barking dogs are addressed through the Fremont County Animal Control Unit at Dispatch 719-276-5555, x 8. Lastly, property line disputes are handled by Fremont County Assessors.
- If you have complaints, please consider that you can participate in the solution by paying dues, becoming a volunteer or a board member. You may be surprised about the amount of work that needs to be done. There is a lot of treasurer and related work being done, planning for roads, small claims court, minutes, newsletters, updating the website, the gravel pit report, answering emails, arranging and helping with wood chipping and much more. If you are interested in helping our Glen Vista community, please email or call the board and we will get back to you about your interest.

Active Membership

- The board is actively looking for new board members and volunteers. We have been working hard to create a positive, collaborative board experience. Please come join us!