**The GVPOA Board hopes everyone has had a wonderful 2024 year!**

**Volunteer Board Members**

* **President - Matt Johnson, 1st Vice President - Yvonne Loop, 2nd Vice President - Richard Fesker (term is ending and he is stepping down), Treasurer - Karyn Thorne, Secretary - Sue Marconi, Director - Katherine Wickline and Director Jodi Woodruff. We have room for 3 more directors and many volunteers.**

**2025 Meeting Days**

* **Saturday, January 25, 2025 at 10:00 am at the Deer Mountain Fire Station.**
* **Saturday, April 26, 2025 at 10:00 am at the Deer Mountain Fire Station.**
* **Saturday, July 26, 2025 at 10:00 am at the Deer Mountain Fire Station.**
* **Saturday, October 25, 2025 at 10:00 am at the Deer Mountain Fire Station.**

**How does the POA benefit our community?**

* Road Maintenance (please drive through Colorado/Florida Acres to see what happens without a POA to maintain the roads), water rights (working on getting an explanation), protective covenants (we are working on this, please have patience), preserve property values, community road clean-up, and deterrent to criminal activity.

**Bookkeeping**

* 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 of board members run smoothly.

**Website - glenvista-colorado.org**

* SixU- a local company is our host site for our website. The website has been updated and will work better on phones. Please check it out! We plan to update the website every quarter.

**Altitude Law**

* The GVPOA lawyer will 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. We have retained the law firm to update all POA governing documents. It is recommended to have this done every 10 years and this has not been done since 1974, the start of the POA. Look for covenant clarifications next year for voting 2025.

**Property Sales**

* We are collecting a $25 status letter fee and $25 transfer of information fee from each real estate transaction that comes through the Glen Vista Properties which is standard procedure for POA’s.

**Roads**

* GVPOA has 65 miles of roads that are currently being grated. For the first time, a database has been created of all roads maintained in 2024 and this will help to ensure all the roads get completed within every 3 years, with the hope to decrease that time frame. We have 1151 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 $45,000 towards the POA expenses, thus increasing the likelihood of completing 100% of the roads every year. We have learned that there is confusion as to the legality of not having filings 1-8 pay a road maintenance fee and the lawyers are looking into the past records; so that we may hopefully start applying a road maintenance fee to these non annexed properties. We are hoping to have answers soon and apply the fee for non annexed properties in 2025.

**Wood Chipping 2025**

* **Please follow the website for projected dates. Wood chipping runs from 8 AM until Noon at 93 Wendy Drive**. Please load trunks OUT because it makes the unloading go faster.

**GVPOA Facebook - Official Glen Vista Property Owners Association**

* Search for the **Official Glen Vista Property Owners** and follow us to learn about current GVPOA news.
* Feel free to advertise and update people on area news.

**Protective Covenants**

* The GVPOA Board has become increasingly aware of covenant violations within Glen Vista. These have been noted and reported by various members of the association. We realize there is a range of opinions, from those who believe covenants should be strictly enforced to those who believe we don’t need covenants at all. However, the fact remains that Glen Vista Protective covenants are legally bound to all properties in Glen Vista and property owners are subject to them.
* These covenants prohibit property owners from utilizing their rural property to collect and store unsafe or unsightly items such as junk vehicles, old appliances, tires, or other garbage. Covenants are good neighbor rules. Glen Vista lots are not only beautiful mountain properties but several of Glen Vista lots have structures, many of which are permanent or frequently-used residences. None of us want piles of old junk or garbage on neighboring properties any more than we would living in town.
* The GVPOA has not taken action regarding covenant violations in recent years. We are in the process of clarifying covenants and updating to match current laws. We are putting a new process in place that will be easy to follow and fair for all properties. We have a database that will keep track of complaints and thus make it easier for a volunteer to send notices in a manageable fashion.
* We do not intend to be covenant police but neither will we ignore flagrant violations of Glen Vista covenants, especially those related to preserving the natural beauty of our area, property values, environmental or safety hazards, and/or fire dangers.
* Apart from any actions initiated by the GVPOA regarding covenant violations, individual property owners are encouraged to consider the following suggestions. Covenants don’t need to be a cause of poor neighbor relations; be reasonable and courteous. If a situation is temporary (e.g., a vehicle that will eventually be repaired), don’t make an issue of it. If your neighbor is elderly or otherwise incapable of cleaning up his/her property, but open to doing so, offer to help or let the Board know and we’ll organize a work party. At the same time, while we want to take pride in our neighborhood, we don’t want our neighbors constantly in our business if we are maintaining our properties reasonably.
* Neither Fremont County nor the Sheriff's office can monitor all the Glen Vista properties, nor can we as the GVPOA board keep tabs on everything. It’s up to all of us as a community to ensure the beauty and safety of our surroundings.

**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. Another option is to go to the County Building or to the Sheriff's department and file a squatter eviction notice. 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! (Volunteer Opportunities - Road Committee, Covenant Committee, Ladies Envelope Stuffing Parties, Road Clean Up Day, Possibly trash day 2025, Calling tree for reminders about payments before lien’s go out, Wood Chipping Days, October Meeting Support - count ballots, check names and good standing)