



# GVPOA 2025 Newsletter

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GVPOA Website - [glenvista-colorado.org](http://glenvista-colorado.org)

GVPOA Facebook - Official Glen Vista Property Owners Association

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The GVPOA Board hopes everyone has had a wonderful 2025 year so far!

## Volunteer Board Members

- **President - Clint Mays, 1st Vice President - Open, 2nd Vice President - Open, Treasurer - Karyn Thorne, Secretary - Sue Marconi, director - Katherine Wickline, director - Dawn White. 4 OPEN POSITIONS, please think about joining.**

## Active Membership

- The board is actively looking for 4 new board members, plus volunteers. We have been working hard to create a positive, collaborative board experience. The responsibilities are listed on the 2nd page of the agendas on the website. Please come join us! Anyone that is interested email [board@glenvista-colorado.org](mailto:board@glenvista-colorado.org).

## How does the POA benefit our community?

- Road Maintenance, water rights (working on getting an explanation), protective covenant enforcement (we are working on this, please have patience - big update at the October meeting), preserving property values, community road clean-up, and deterrent to criminal activity.
- **Wood Chipping and Clean Up Day 2025.** The **last woodchipping** date of 2025 is Saturday, September 6, 2025, 10-12. Rules - Nothing over 8 to 10 inches in diameter and no root balls or stumps. Please have the ends all facing the same direction.
- **Clean up day** is Saturday, October 11, 2025 10a - 1p and we are looking forward to seeing all our wonderful volunteers. The information is also located on the GVPOA Website - [glenvista-colorado.org](http://glenvista-colorado.org).

## 2026 Meeting Days

- **Saturday, January 31, 2026 at 10:00 am at the Deer Mountain Fire Station.**
- **Saturday, April 25, 2026 at 10 am at the Deer Mountain Fire Station.**
- **Saturday, July 11, 2026 at 10 am at the Deer Mountain Fire Station.**
- **Saturday, October 24, 2026 at 10 am at the Deer Mountain Fire Station.**

## Roads

- Roads will be improved from May to September in 2025 by Rocky Mountain Excavating our local contractor. They will be graded, road base and ditches added, as well as some culverts installed. A database has been utilized since last year to keep track of roads worked on with the plan to ensure all roads get improved on a more consistent rotational basis. Please understand that the current road committee understands that many roads need more material, ditching and grading. Please email [roads@glenvista-colorado.org](mailto:roads@glenvista-colorado.org) or use the link labeled road committee on the website with any concerns for your area, pictures are appreciated. Even though the POA does not offer snow plowing, thank you to those that help with snow plowing - please avoid putting a heavy blade on the road that causes the loss of the crowning as well as the loss of road base into the ditches.

## Covenants

- You are an owner/s of a property/s that are subject to the covenants and will be invoiced accordingly for assessments. Please take time to recognize your filing and look on the website ([glenvista-colorado.org](http://glenvista-colorado.org)) to access your present covenants. It is time to familiarize yourself with your covenants as we move into a year of change. Please ensure you are following the covenants associated with your property. Thank you for being a responsible member of the community.

### **Governing documents**

- The board has hired a lawyer, Altitude Law to bring us up to current CCIOA regulations that we as a POA are required to follow. The lawyer also supports covenant clarifications. In 2024, the lawyer had been contracted to get GVPOA up to date with our governing documents. The new policies and procedures have gone into effect as of June 1, 2025 which allows the POA to enact the rules of the covenants. Bylaws, Articles of Incorporations and Declaration of Covenants will be updated and out for a vote within the next year. These require a majority vote to adopt these new documents. They are very similar to the historical documents but updated with current laws.
- There was an error that has been corrected in the Collections for Unpaid Assessments at the bottom of page 1. It stated that there would be a \$25 late fee added in every month; it has been corrected to reflect a \$25 one time per year late fee as it was before the updated policies.

### **Wildfire Committee**

- Please go to the GVPOA website under upcoming events to help with Project Wildfire and fill out the Firewise Assessment survey to allow us to get assessed and achieve “firewise” status to hopefully help us with home insurance and get recommendations and hopefully grants to help with mitigation.

### **Outsourced Assistance - Significant help for those who volunteer to be on the board.**

- 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 - In 2023 we signed with SixU LLC to manage the website.
- Software system - HOALife - which is a Covenant Enforcement Management System

### **Home Sales and late dues**

- 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. Lien letters and late dues calls/letters will be going out in the next couple of months. Please update your payments if you are in arrears to avoid the letters, extra costs and extra volunteer hours.

### **Meeting Expectations**

- 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. We have added a questions box to help with the efficiency of the meeting, which allows us to answer your question fully.
  - Monthly board meetings - 2nd Thursday of every month at 4:30 - please always check with the website for current information.

### **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, having solutions to your concern, becoming a volunteer or a board member. Recently, the GVPOA volunteer President is working on establishing a relationship with the county to aid in enforcement of property violations from both the POA and the county. Also, anyone is able to attend the Fremont County Commissioners meetings every 2nd and 4th Tuesday of the month at 9 am located on the lower floor of the Fremont County Administration Building to support our interests. If you are interested in helping your Glen Vista community, please email or call the board and we will get back to you about your interest.