



December 8, 2025

Owners

Glen-Vista Property Owners Association,
Inc.

Denver Office

Amanda K. Ashley

Direct 303.991.2012

aashley@altitude.law

*Re: Glen-Vista Property Owners Association, Inc.
Our File No. 2195.0009*

Dear Owners:

This firm represents the Glen-Vista Property Owners Association, Inc. ("Association"). The Board of Directors has requested we write to you to provide clarification regarding the annexation of properties within the community and the applicability of the Declaration of Covenants, Conditions, Restrictions, and Lien of Glen-Vista Property Owners Association, Inc. ("Declaration") and the assessments described therein.

Recently, questions have been raised by owners who believe that their properties were not annexed into the community and therefore were not subject to the Declaration or obligated to pay assessments. In response, our firm conducted a comprehensive review of all documents recorded in the Fremont County real property records relating to the creation and expansion of the community.

Following that review, we confirmed that every lot within the community was validly annexed and made subject to the Declaration. While different annexation methods were used over time, including protective covenants, annexation agreements, and supplementary declarations, each method is legally sufficient under Colorado law and is authorized by the Association's governing documents. Our review included verifying the annexation status of every individual lot, and each lot was expressly included in **at least** one of the recorded annexation instruments.

As a result, all properties within Filings 1, 2, 3, 4, 5, 5A, 6, 6A, 7, 8, 9, 10, 10A, 11, 12, 13, 14, 15, and 16 are subject to the Declaration and are obligated to pay assessments levied by the Association. Any failure to pay assessments will be addressed in accordance with the Association's Collection Policy and the remedies available under Colorado law.

Should you have any questions regarding the above information, please feel free to reach out to the Board of Directors for further clarification.

Sincerely,
Owners

December 8, 2025
Amanda K. Ashley
Altitude Community Law P.C.



GVPOA 12/2025 Newsletter

Email: board@glenvista-colorado.org Phone: (719) 315-1520

GVPOA Website - glenvista-colorado.org

GVPOA Facebook Page - Official Glen Vista Property Owners

The GVPOA Board hopes everyone had a wonderful 2025 year!

Volunteer Board Members

- President - Open, 1st Vice President - Dawn White, 2nd Vice President - Karen Nichols, Treasurer - Karyn Thorne, Secretary - Sue Marconi, director - Julia Patrick, director - TJ Cole. We currently have three **OPEN POSITIONS**. We encourage the community to consider joining and helping improve our community.

Active Membership

- The board is actively seeking three new members, as well as dedicated volunteers. Many volunteers are needed for the covenant committee. We have been working hard to build a positive, collaborative board experience. Details are listed on the 2nd page of the agenda posted on our website. If you are interested, email the board at board@glenvista-colorado.org.

How does the POA benefit our community?

- Road maintenance, water rights (working on getting an explanation), protective covenants (working on this, please have patience), preserving property values, community road clean-up, wood chipping and deterrent to criminal activity.

2026 Meetings

- **Members Meeting** - Saturday, October 24, at 10 am at the Deer Mountain Fire Station.
- **Monthly Board Meetings** - 2nd Thursday of every month at 4:30 PM, except October at the Deer Mountain Fire Station - Always check the website for current updates.

Wood Chipping & Clean Up Days - Dates are subject to change and will be on the website glenvista-colorado.org

- **Wood Chipping and Clean Up Day 2026.** Woodchipping days May 30th, July 18th, and September 12th. Clean up day will be late summer and will be on the website. We are looking forward to seeing our wonderful volunteers.

2026 Dues - Go Paperless-add your information to receive invoices electronically and save POA funds.

- **The 2026 dues is an annual payment of \$198.25** (equates to \$16.53 per month) for 2026. You may pay \$188.25 if your payment is received before March 1st. Note, If you pay \$188.25 and it is received on or after March 1st, you will see a \$10 added in for the next year's invoice. The dues are considered **late if received on or after July 1st**. There is a \$25 late fee and 8% interest fee added to the account. Delinquencies will be addressed according to our collection policy on our website. After attempting to collect we will send delinquencies to our attorney for collection. All fees will be the responsibility of the property owner. Dues went up this year for several reasons. The Association's inability to afford completing 100% of the road work annually, the cost of updating bylaws and policies, investments in updated technology to help the board and members communicate and stay connected more efficiently, and the rising costs across the board over the last year.
- All GVPOA properties filings (1 - 16) are expected to pay POA dues. Please see the attached letter from our attorney, explaining the past 50 years have been based on a misunderstanding. It has always been known that all properties are in the POA, however some properties were mistakenly not expected to pay dues. The attorney has reviewed all the governing documents. **Every property is required to pay annual dues.**
- Update your email and phone number on your invoice. Please allow email invoices so we can **go paperless**. This lowers mailing cost to the Association.

- Changes that did not make it on the invoices. The county has increased the cost of liens from \$13 to \$43 to add or eliminate a lien, so the total will be \$86 if a lien is put on your property. Not including attorney fees if applicable. Our collection policy is on the POA website under covenants, policy #4.

Roads

- Exciting News! For the first time ever a database of road work has been added to the website. This database was started in 2024, and will allow you to see the work completed in 2024 and 2025. Thanks to our Road committee, it will be updated to the website in the Fall/Winter each year.

Covenants

- Your property in Glen Vista has covenants. Review your filing and access your current covenants on our website. Knowing and following your covenants helps keep our community strong and consistent. Thanks to the hard work of our Covenant committee we anticipate positive changes this coming year. Thank you for being a responsible and engaged member of the community. Consider joining the committee - Attend the introduction meeting scheduled for Wednesday, January 7th from 4pm.

Governing documents/Altitude Community Law

- Our goal is to have the Bylaws, Articles of Incorporations and Declaration of Covenants updated and ready for a vote within the year. These require a majority vote to adopt these new documents. They are similar to the historical documents but updated with required current laws.
- HOALife is coming soon. It is a database management system that will allow the POA to function much more efficiently and allow the POA to go paperless.

Bookkeeping - Sangre Solutions in Westcliffe started in 2023

- Our professional bookkeeper keeps information safe and updated. As part of our policy, all property owners are required to provide a current phone number & e-mail address. You can update your information on our website.

Home Sales

- As part of a standard procedure the POA collects two fees from real estate transactions. We collect \$25 for Status letter fee and \$25 for transfer of information fee.

How to handle complaints -

- The GVPOA is not a law enforcement agency. If you encounter trespassers, please contact the Sheriff's office at 719-276-5555. Trespassing is a crime, not a covenant violation. Issues with barking or nuisance dogs are handled through the Fremont County Animal Control 719-276-5555, x 8. Property line disputes are handled by the Fremont County Assessors office.
- If you have concerns or complaints, please remember that you can also be part of the solution. Paying dues, offering ideas, volunteering, or serving as a board member to help strengthen Glen Vista. Behind the scenes, a great idea of work is being done - treasure duties, road committee, dues, liens, preparing for minutes and news letters, updating our website, gravel pit report, answering e-mails and returning phone calls and much more. Your participation makes a difference. Email or call the board and we will get back to you about your interest.
- The Board is exploring participation in the Commissioners meetings held the 2nd and 4th Tuesday of each month at 9 am. Fremont County Administration Building, 615 Macon Ave, Canon City on the lower level. Community members are welcome to attend and advocate for county support in our community.

Changes to procedures for collection of unpaid assessments. Effective Jan. 1, 2026. This is on the website.

Areas that contain changes are highlighted.

ledger must be provided to the Owner no later than seven business days after receipt of the Owner's request.

- (iv) A statement indicating that action is required to cure the delinquency and that failure to do so within thirty days may result in the Owner's delinquency account being turned over to an attorney, a collection agency, the filing of a lawsuit against the Owner, appointment of a receiver, the filing and foreclosure of a lien against the Owner's property, the sale of the Owner's unit at auction to pay delinquent assessments, which could result in the Owner losing some or all of the Owner's equity in the unit or other remedies available under Colorado Law including revoking the Owner's right to vote if permitted in the Bylaws or Declaration.
- (v) The availability of, and instructions on how to access, free online information through the HOA Information and Resource Center relating to the collection of assessments by an association, including the Association's ability to foreclose an association lien for unpaid assessments and force the sale of the Owner's home, and the availability of online information from the Federal Department of Housing and Urban Development concerning credit counseling before foreclosure that may be accessed through a link on the Department of Local Affairs' website.
- (vi) Whether the delinquency concerns unpaid assessments; unpaid fines, fees or charges; or both unpaid assessments and unpaid fines, fees, or charges, and, if the notice of delinquency concerns unpaid assessments, the notice of delinquency must notify the Owner that unpaid assessments may lead to foreclosure.
- (vii) A description of the steps the Association must take before the Association may take legal action against the Owner, including a description of the Association's covenant violation cure process as laid out in the Association's Covenant and Rule Enforcement Policy.
- (viii) A description of what legal action the Association may take against the Owner, including a description of the types of matters that the Association or Owner may take to Small Claims Court, including injunctive matters for which the

Changes came from the state

Association seeks an order requiring the Owner to comply with the Declaration, Bylaws, Covenants, or other governing documents of the Association.

- (c) This Second Notice will be provided to the Owner or the Owner's designated contact in the following manners:
 - (i) Certified Mail, return receipt requested; and
 - (ii) By two of the following manners:
 - i. Telephone call to a telephone number that the Association has on file because the Owner or the Owner's designated contact has provided the number to the Association. If the Association attempts to contact the Owner or designated contact by telephone but is unable to contact the Owner or the Owner's designated contact, the Association shall, if possible, leave a voice message for the Owner or the Owner's designated contact; or
 - ii. Text message to a cellular number that the Association has on file because the Owner or the Owner's designated contact has provided the cellular number to the Association; or
 - iii. Email to an email address that the Association has on file because the Owner or the Owner's designated contact has provided the email address to the Association.
 - iv. However, if the Owner or the Owner's designated contact has not provided a telephone number, cellular number, or email address to the Association, then this requirement of Section 10(c)(ii) shall be satisfied by sending this Second Notice via regular mail.
- (d) After an installment of an annual assessment or other charges due to the Association becomes more than 90 days delinquent, the Board of Directors shall turn the account over to the Association's attorney for collection.

New registration of phone number and email address effective January 1, 2026. This is on the website. Areas that contain changes are highlighted.

(e) "Text Message" means a written message sent from one cellular phone to another.

2. Compliance with the Act. As part of its procedures for collecting unpaid assessments, the Act requires the Association to contact the delinquent Owner or their Designated Contact, by two of the following means:

- (a) Telephone call to a telephone number that the Association has on file because the Owner or Designated Contact provided that number to the Association;
- (b) Text Message to a Cellular Number that the Association has on file because the Owner or Designated Contact has provided the cellular number to the Association;
- (c) E-Mail to an E-Mail Address that the Association has on file because the Owner or Designated Contact has provided the e-mail address to the Association.

The Act further provides that if the Owner or Designated Contact has not provided a telephone number, cellular number, or email address, the Association may satisfy this contact requirement via regular mail.

3. Registration of Phone and Email Address. Each Owner and their Designated Contact, if applicable, are requested to register their Cellular Number, telephone number (if different from Cellular Number), and E-Mail Address with the Association using any reasonable registration method adopted by the Association. The Association shall periodically request this information from each Owner and their Designated Contact, if applicable, and shall maintain it in the Association's records.

All contacts intended to be made by the Association to comply with C.R.S. §38-33.3-209.5 (1.7(a)(I)) of the Act, will be made using the registered Cellular Number, telephone number, and E-Mail Address provided by the Owner or their Designated Contact.

If the Association attempts to contact the Owner or their Designated Contact by telephone but is unable to do so, the Association shall, if possible, leave a voice message for the Owner or Designated Contact.

4. Update of Contact Information. It is the responsibility of the Owner and their Designated Contact, if applicable, to keep their Cellular Number,

Changes came from the state.

telephone number, and E-Mail Address current with the Association using the registration method adopted by the Association.

Further, should the Association receive a response indicating an invalid number, blocked recipient, disconnected phone, etc., the Association shall not be required to seek any new valid information from the Owner or their Designated Contact. In such case, the Owner acknowledges that the Association is unable to provide the notice required pursuant to C.R.S. §38-33.3-209.5 (1.7(a)(I)) of the Act.

5. Request for Contact Information Before Initiating Foreclosure. If required by Colorado law and if the Association does not already have the information, prior to sending a notice of intent to foreclose on a property, the Association shall request from the Owner or the Owner's Designated Contact, a telephone number for phone calls, a cellular number for texts, and an email address for emails.

PRESIDENT'S

CERTIFICATION: The undersigned, being the President of Glen-Vista Property Owners Association, Inc., a Colorado nonprofit corporation, certifies that the foregoing Policy was adopted by the Board of Directors of the Association, at a duly called and held meeting of the Board of Directors on _____ and in witness thereof, the undersigned has subscribed their name.

Glen-Vista Property Owners Association, Inc.,
a Colorado nonprofit corporation

By: _____
Its: President