



GVPOA 2026 Newsletter

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

GVPOA Website - glenvista-colorado.org

GVPOA Facebook - Official Glen Vista Property Owners
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The GVPOA Board hopes everyone has had a wonderful year so far!

Current 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: T.J. Cole
- Director: Open
- Director: Open
- Director: Open

Get Involved: Active Membership & Volunteering:

- We are currently seeking new board members as well as community volunteers. The board has been working hard to create a positive, collaborative, and productive experience.
- A complete list of board member responsibilities can be found on the 2nd page of the agendas on the website. If you are interested, please email us at board@glenvista-colorado.org before October 1st.
 - Reminder, you must be in good standing to join a committee or the board. Good standing means dues paid and no covenant violations.

NEW INFORMATION:

- **Transition to Warren Management Group:**
 - Effective October 1, 2026, the GVPOA will transition management services to Warren Management Group.
 - This decision was made to better serve our community in response to ongoing legislative changes, a shortage of board volunteers, the significant workload required to run our large association, and the need to minimize legal liability.
 - The board will still be involved and working with the management company.
- **Home Sales:**
 - Warren Management Group will set and manage all fees associated with status letters and property transfers.
- **Past due accounts:**
 - In preparation for our transition to a professional management company, owners are strongly encouraged to bring past-due accounts up to date immediately to avoid referrals to collections.
- **Member's Meeting Quorum:**
 - Please note that a quorum of 85 out of 845 members must be confirmed prior to calling the annual members meeting to order.

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- We will have an official parliamentarian at the meeting.
- **Early Payment Discounts:**
 - Per our associations governing documents, early payment discounts cannot be offered for 2027.
- **Cost Increases for 2026:**
 - Key drivers behind budget increase this year include legal counsel fees (including asking and learning the correct way to run meetings, and understanding our governing documents), increased community use of wood chipping/slash drop off operations (so far for 2026 over 78 loads), and increased insurance premiums.
- **2027 Dues for Filings 1–8:**
 - Until full annexation is achieved for a given filing, property owners in filing 1-8 will receive a reduced rate of \$125.00.
- **2027 Dues for filings 9-16:**
 - Assessment rate is set at \$210.00.
- **Board Proxy Vote Clarification:**
 - There is no proxy vote for board directors this year because many positions remain open with only 1 volunteer application submitted. If you would like to be on the ballot, please submit an application by October 1st.
- **Annual Ratification Budget Meeting:**
 - Members will vote on the proposed budget in accordance with C.R.S. 38-33.3-303(4)(a)(II)(A). This meeting will be held separately from the regular members' meeting, on Thursday, October 1st, 2026, 4:30 PM, at the Hive, 729 Main St, Canon City, CO 81212
- **Filings 1–8 Annexation and Roads Maintenance information:**
 - When Filings 1-8 was established, the declarant recorded a plat map, with the Clerk and Recorder.
 - In the recorded Plat Map, the declaration dedicated the roads to the public. The declarant did not deed them to the Association, nor does the plat map create any maintenance responsibility or ownership for the roads in Filings 1-8 to the Association.
 - We Need 100% of your filing to be annexed so we can file with the county to continue road maintenance. We can no longer maintain the roads in filing 1-8 when over 300 properties do not pay leaving the rest of the POA to pay for their roads.
 - Moving forward, we will be lowering annexed filings 1-8 dues for 2027 to \$125.00.

How does the POA benefit our community?

- **Road Maintenance:**
 - Ongoing upkeep and repairs for filings 9–16
- **Water Rights Management:**
 - Administration and protection of water rights for filings 9 - 16
- **Covenant enforcement:**
 - Consistent oversight to maintain community standards and preserve property values.
- **Community Safety:**
 - Deterrent to criminal activity
- **Wood Chipping and Slash drop off:**



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- Over our last 2 chipping events, residents dropped off over 78 loads of slash! Our final wood chipping/slash day of the year will take place Saturday, September 12, 2025, 8:00 am –12:00 pm. Nothing over 6 inches in diameter and no root balls or stumps.
- Please email the board if you would like to volunteer.
- **Clean-up day:**
 - Saturday, October 26, 2025, 10a - 1p and we are looking forward to seeing all our wonderful volunteers. This is the same day as the Fire Department Chili Cook- Off and fundraiser. GVPOA will provide lunch for the Clean-Up Day volunteers. Email the board to volunteer.

2026 Meeting Days:

- **Board Meetings:**
 - Our last scheduled board meeting for 2026 is September 16th at 4:30 PM, at the Hive, 729 Main St, Canon City, CO 81212
 - No Board meetings are scheduled for October, November, and December.
- **Annual Budget Ratification Meeting:**
 - Thursday, October 1, 2026, at 4:30 pm at The Hive at 729 Main St, Canon City, CO 81212
- **Annual Member's meeting:**
 - Saturday, October 24, 2026, at 10 am at the Deer Mountain Fire Station. 6181 Copper Gulch Rd. Cotopaxi CO 81223.

Meeting Expectations:

- We use Roberts Rules as a guideline to help govern our meetings.
 - Meetings are for members only.
 - There is a 3-minute public speaking rule, and you must sign up before the meeting starts and be in good standing to provide input at the meeting. Good standing means dues paid and no covenant violations.
 - We will not tolerate personal attacks, raised voices, or interruptions.
 - Anyone engaging in disruptive behavior will be asked to leave.

Roads:

- Road maintenance for filings 9–16 started in May and continues through September. Road improvement includes grading and adding road base. We are also working on adding ditches and culverts. The current road committee understands that some roads need more attention due to the heavy rain. Email roads@glenvista-colorado.org or use the link labeled road committee on the website with any concerns for your area; pictures are appreciated. The Roads Committee primary focus is maintaining and repairing our roads to support safe travel. Drivers are urged to exercise care and adhere to reasonable speeds and remain mindful of road and weather conditions at all times.
- We do not offer snow plowing. If you choose to plow your area, 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 the owner of a property that is subject to the covenants. Please take time to recognize you're filing and look on the website (glenvista-colorado.org) to access your present covenants. Please ensure that you are following the covenants associated with your property. Thank you for being a responsible member of the community.

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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.

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.

Stay Connected and get involved.