

# BROOKSIDE SUBDIVISION

## HOMEOWNERS ASSOCIATION NEWSLETTER

We, as a board, look forward to assisting in the maintenance of Brookside in order that it is a clean, safe, attractive community where all residents feel comfortable and enjoy the experience of living here. The intention of this newsletter is to inform the residents of Brookside and to increase participation in decisions regarding the neighborhood.

### BOARD MEMBERS

JUDY RITCHY, President, is a San Diego native who moved to Grand Junction in 2005 to be closer to family. After living in larger cities all of her life, the sense of community here was very appealing and she has made this her home since. She retired recently from a 50+ year career in broadcast sales and management.

MARCI MOORE, Vice President, has lived in the subdivision since 2014. She is a full time Graphic Designer, loving wife, and mother of two. She grew up on a barley farm in Southern Colorado, came to Grand Junction for college, met the love of her life and decided to stay. The Moore family loves Grand Junction!

MATT ALLEN, Secretary, has lived in the Grand Valley off and on (mostly on) since the late 1980's. He moved into the Brookside Subdivision in 2002 and has been serving on the board since January 2016.

KIRSTEN EPPLER, Treasurer, has lived in the subdivision since 2012. She works in television/video production, and enjoys spending her free time with her husband and their dog walking around the neighborhood, doing anything outdoors, making arts and crafts projects, and cooking.



### WHAT IS AN HOA?

A Homeowners Association (HOA) is run by a board of directors that is elected by homeowners to oversee common assets of a property/area, manage its finances, enforce set rules, and oversee the upkeep of the area.

### WHAT IS AN HOA BOARD?

A board of directors is a requirement for a homeowners association to function properly. The elected volunteer officers are responsible for all operations of the association and ensuring the community governing documents are followed and enforced.

### WHAT ARE CC&R'S?

CC&R's stand for Covenants, Conditions and Restrictions. These are rules placed on a group of homes or condominium complex by the builder, developer, neighborhood association or homeowners association.

### WHO IS HERITAGE PROPERTY MANAGEMENT?

Heritage Property Management is an outside property management company that assists the board with the management of the association, and with the maintenance of the subdivision. HPM is also responsible for issuing fines where violations have occurred. All documentation concerning the Brookside subdivision, including the HOA bylaws, cash flow, complaint forms, etc. can be found online through HPM's website at [hpmgj.com](http://hpmgj.com).

## IRRIGATION AND PUMP HOUSE UPDATE

Watering Times: Monday through Sunday 4:00 am-10:00 am; 4:00 pm-10:00 pm.



Peaceful Valley Irrigation & Landscape has been extremely helpful in servicing the pump house, and making sure everyone in the subdivision has irrigation water with little to no interruptions. Last year, several upgrades were made to the pump house. First, the system that runs the electronics, the Variable Frequency Drive (VFD), was replaced. Second, the pumps were both refurbished. In August, there was a leak with one of the pumps. This pump was removed to be serviced, leaving the second pump to run the system, which does affect water pressure. The leaky pump has since been repaired and reinstalled. Also in August, a leak was discovered behind a home located on Summerbrook Drive. There was a break in a pipe below ground. Peaceful Valley was able to locate the leak, and repair it in a timely manner. Please know Peaceful Valley, the Brookside HOA, and Heritage Property Management work in tandem to address any problems with the pump house immediately and get them rectified as soon as possible. **CHECK THE HERITAGE WEBSITE FOR UPDATES.** If you should experience a problem with your system, or do not have water, please call the Heritage answering service at 970-243-3186.



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### REMINDERS:

Please remember to put the annual HOA meeting on your December calendar! The date and location will be announced in November. We encourage everyone to attend. This is your opportunity to learn about any new things going on in Brookside. Please come with any suggestions you may have or questions you would like answered. Renters, even though you cannot vote, you are still welcome to attend as you are part of the Brookside community. The more involved we all are, the stronger our community is.

Owners who do not reside in Brookside, please remember it is your responsibility to provide the CC&R's to your tenants. Everyone received them last year with the invoice for the annual dues. If you do not have a copy, you can find them at the Heritage Property Management website. It would also be a good idea to inform your tenants that Brookside is an HOA controlled subdivision and everyone who lives here is expected to follow the rules.

Again, Brookside HOA is managed by Heritage Property Management, and all information and documents related to the subdivision can be found on their website: [www.hpmgj.com](http://www.hpmgj.com).



## FENCING AMENDMENT

As many of you may remember, last fall an attempt was made to amend the CC&R's fencing rule which states that rear and side lots within the subdivision must be four feet tall and have one foot of lattice. Many recently built fences are in violation of this rule. It was the board's intention to remove this regulation, however, the measure failed. Colorado law dictates that an affirmative vote of 67% of the homeowners is required to change the CC&R's. The final count for the fencing amendment was 35 yes and 11 no, that means only 38% of us voted on the measure. At this point, if we wish to change this regulation, we will have to initiate the process again. As a community, it is vital that everyone take part in the processes. The board strongly encourages you to get involved in the decisions regarding the Brookside community.



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## VIOLATIONS

It is the board's goal to improve the quality of the Brookside subdivision, and while the CC&R's were established when the subdivision was built, they have not always been enforced. The violations policy and procedure is as follows:

First Notice of Violation: Courtesy Letter

Second Notice of Violation: \$75.00

Third Notice of Violation: \$75.00

Further Notices of Violation: \$75.00/Week

There will be a much more concentrated effort in enforcing the CC&R's. You can help with that as well. If you see something that you know is a violation, please contact Heritage Property Management, complaint forms can be found online at [hpmgj.com](http://hpmgj.com). Completed forms can be mailed, faxed, or emailed. We can all enhance our neighborhood by complying with the CC&R's. Make sure trash cans are not visible from the street, maintain yards by watering and mowing, and get those nasty little weeds before they become problematic. All boats, campers, trailers, etc. are encouraged to be stored behind fences or offsite. Trailers of any kind cannot be parked on a city street. All vehicles on the grounds must be currently registered and in proper mechanical condition. A number of the Brookside CC&R's are city laws as well. As with any community it falls on all of us to be a good neighbor. Remember to give a smile or a wave. It makes all the difference.

# BROOKSIDE HOMEOWNERS ASSOCIATION

## RULES AND REGULATIONS

- Garbage cans must be stored out of sight, except on trash pickup day, and must be promptly removed the same day.
- Each owner shall keep the exterior of the property in a clean, sanitary, and attractive condition free of trash and weeds.
- Inoperable, unlicensed and unused vehicles must be stored in your garage, behind a privacy fence, or removed from the subdivision.
- Restoring of vehicles and major repairs of vehicles is prohibited except when the vehicle and such activities are not visible from the street. Ordinary maintenance and minor repairs of vehicles is permitted.
- All recreational vehicles, including but not limited to: motor homes, trailers, campers, boats, ATV's, dune buggies, snow mobiles, and commercial vehicles must not be parked or stored in the streets. It is strongly recommended to store these types of vehicles out of sight. Anything deemed to be a nuisance by the board must be removed.
- Common driveways shall not be obstructed. Parking is not allowed on the sidewalks per county regulations. Parking is not permitted within 15' of a fire hydrant.
- Pets must be controlled by the owner at all times. Pet waste must be cleaned up at all times from personal properties and from common areas.
- Dangerous or wild animals, livestock, including rabbits and poultry, may not be kept on the property.
- Athletic equipment such as: basketball hoops, hockey goals, skate ramps, and other toys must not be placed in the street or on the sidewalks when not in use, they must be moved back onto private lots. Children must be encouraged NOT to play in the public street or in the neighbor's yards or driveways.
- No retail trade or service business activity which generates more than four vehicle trips a day (sales, deliveries, pick-ups, customers, or other business traffic) shall be conducted in the buildings or any portion of the subdivision. Business traffic is allowed only between the hours of 8am and 7pm.
- There shall be no activity on any property or common area that would result in a violation of the covenants, of the HOA, or the laws and/or regulations of any other governmental body that would constitute a public or private nuisance or annoyance to the neighborhood.
- No structural alteration may be made to any property without PRIOR WRITTEN consent of the Association's Board of Directors. This includes fencing along with city/county permits. Rear facing fences may not exceed the city limit of six feet in height.
- No unit may be leased for an initial term of less than 30 days.
- No Firearms, illegal fireworks, explosives, air rifles, BB guns, crossbows, or similar devices shall be discharged in the subdivision.

All information relating to the Brookside subdivision can be found at the Heritage Property Management website at <http://www.hpmgj.com/>, including complaint forms as well as architecture and landscape request forms.

To report problems with the irrigation contact Heritage Property Management at [Elizabeth@hpmgj.com](mailto:Elizabeth@hpmgj.com) or call 243-3186 (if it's a weekend or after hours you will be forwarded to the after hours service).

Complaints regarding excessive noise, disturbing the peace, speeding, reckless driving, driving under the influence, etc must be reported to the Mesa County Sheriff at 242-6707. Animal complaints must be reported to Animal Control at 242-4646.