

# Fountain Greens Patio Homes

## December 2022

### Current Board Members:

President: A'lanne Conrad  
Treasurer Karen Huntington  
Secretary Judy Brock  
Member Tom Buick (Architectural Approval)  
Member David Klemm

### SERVE ON THE BOARD

We need 3-4 people to serve on the HOA board. Karen, Judy, and Tom are leaving at the end of this year (2022). **Secretary & Treasure needed!!**

### Annual Meeting

**When:** The HOA Annual Meeting is set for Saturday, February 11 at 10 am

**Where:** The Community Room at the Mesa County Library

**Proxies:** please fill out and mail back to Heritage, address below. The board will collect proxies on Saturday, February 4 if you don't want to send them.

### Enclosures

Please review the enclosures with this newsletter:

Budget for 2023

Proxies - to be mailed in or picked up by a board member on **02/04/22**.

### Winter Snow Removal Policy

Snow removal will be done when there is an accumulation of snow greater than **one and a half inches** (1 1/2") and the snow has stopped. Please be aware that we are not the only snow removal contract that WD Yards has, and they may not get to our HOA until later in the day (and by then the snow may have already melted).

The HOA procedure: Five (5) measurements will be taken from driveways or sidewalks at the following locations: 2 North-facing, 1 South-facing, 1 East-facing, and 1 West-facing to determine the depth of fallen snow. Board members will then compare the data to determine if the snow accumulation has exceeded the limit.

The HOA is only responsible for having SNOW removed - which does not include ice. Some people may want to keep kitty litter available to throw on any ice that forms on driveways and walkways. If we have rain that freezes overnight, the homeowner will want to address this.

According to the city, the homeowner is also responsible for removing the snow and ice from the sidewalk area in front of their home within 24 hours after every snowfall. (GJ Municipal Code Section 12.16.090).

## Fence & Tree Maintenance

It has come to our attention that some Patio Homeowners assume that the trees and fences on their property are the responsibility of the Master and/or Patio Homes HOAs to maintain. According to **Patio Homes** governing documents, the responsibility for maintenance of trees and repair of fences in the Patio Homes is the responsibility of the homeowner. If the tree or fence is within the official plot of your property, maintenance, care, removal, and/or replacement of said trees or fences is up to the homeowner. This includes fences along 25 Road, 24 3/4 Road, Fountain Greens Boulevard, and fences and trees along the south side of Fountain Greens Place. Mesa County Clerk and Recorder's Office has copies of the original subdivision plans.

## DUES NEWS!!

As most of you are aware, Patio Homes monthly dues assessments went up **LAST** March by \$15/month. A few of you may have missed a month or more of this increase and by now will have received a reminder to bring your account current for any accumulated dues in arrears. We appreciate your prompt response. There are some who like to pay a few months or a year's dues at a time. If so, please **PRE**-pay these amounts rather than waiting till the assessments have become past due and a penalty interest may be added. Also, Heritage Property Management has developed payment coupons for 2023. If you would like to have these coupons mailed to you so you can send them with your payments, please call Barbara at the number below and request Heritage to mail them to you.

## Management Service

Heritage Property Management  
2650 North Ave #116  
Grand Junction, CO 81505

Barbara Butzen: phone: 970-243-3186    email: [barbara@hpmgj.com](mailto:barbara@hpmgj.com)

Web site: [hpmgj.com](http://hpmgj.com)

To see our Patio Homes HOA info:

- 1) Click on the HOAS button
- 2) Scroll down to Fountain Greens Patio Homes
- 3) Documents found there are:
  - a. CCR's
  - b. Bylaws
  - c. Budget
  - d. Policy and Procedures
  - e. Board Minutes
  - f. Landscape Calendar
  - g. Request for Documents
  - h. Architectural and Landscape request form
  - i. Complaint form

Please contact Barbara or use the website forms for submitting requests, questions, or concerns.