



UnawEEP Heights Home Owners Association

Spring 2020

UHHOA Spring Newsletter

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Member Communication

Why Serve on an HOA Board?

- Protect your property
- Meet more of your expectations
- Gain better understanding of the laws
- Have fun experiences
- Give back to the community
- Meet neighbors

Upcoming Election of new Directors at annual May Meeting



Look for our updated UnawEEP Heights HOA website. UHHOA website link: <http://unawEEPheightshoa.com/>

We value your interest and will be posting

UHHOA Board Members

- Robert Larimer-President
- Vacant- Vice President
- Tom McKenzie-Treasurer
- Jim McKenzie
- Chris McGillivray
- Michelle Jarvis-Secretary

Heritage Property & HOA

Elizabeth Marvin
 2650 North Avenue
 Suite 116
 Grand Junction, CO
 81501
 Tel (970) 243-3186



IMPORTANT DATES:

- 4/1 Annual meeting notice/ Annual dues request**
- 4/6 Annual Spring Clean-Up South off North (Orchard Mesa) Please do not put items out before March 23rd.**
- 4/6** Begin irrigation water into the canals for the season
- 4/13** Subdivision target date to receive irrigation water

- 5/14 Annual Meeting**
- 5/15 Dues deadline**
- 5/20 Last Day of school**



Newsletter ideas: please submit to: michellejarv@gmail.com

**UNAWEEP HEIGHTS
ARCHITECTURAL
CONTROL COMMITTEE
(ACCO)**

The architectural control committee maintains property values by keeping the land and structures in accordance with the covenants, conditions, and restrictions established in the governing documents.

An architectural committee is charged with reviewing and approving changes to the exterior of a home *and* enforcing the rules for unreviewed exterior changes or run-down exteriors that violate the community's rules.

Each member of the committee should have a thorough understand of what is and is not allowed in the community.

While the committee should make every effort to work with a homeowner, in the end, a homeowner in violation of the covenants must repair / change their property.



**NEIGHBORHOOD
WATCH**

**CONTACT: DEB ROSS
FOR MORE INFORMATION
ACISDEB@MSN.COM**

UNAWEEP HEIGHTS HOA

2019/2020 OUTCOMES

- ◇ **HOA expenses within Budget**
- ◇ **Dues remain the same for 2020/2021**
- ◇ **Dues delinquencies less than 5%**
- ◇ **Timely financial reporting**
- ◇ **New UHHOA Facebook Group**
- ◇ **Website Update**
- ◇ **Semiannual Newsletter**
- ◇ **2 bids for every service required**
- ◇ **Tree/Root Mitigation and treatment**
- ◇ **Reserve Study Assessment**
- ◇ **Manage community according to governing documents**
- ◇ **UHHOA Board meetings held regularly**

PREPARE FOR SPRING/SUMMER

Ahhh, spring. Warmer days, budding trees and ... soggy grass. Just as you would clean the inside of your rental after a pipe burst, it's important to maintain your property's exterior after a long winter.

Walk the perimeter of your property looking for damage to paint, windowsills and door frames.

Check the drainage: check gutters for debris, check your landscape for puddles or signs of poor drainage.

Spruce up the lawns, check your sprinkler system to ensure its functioning properly.

Bring in some color for your curb appeal.

PREPARE For Irrigation season

<https://www.dripinfo.com/resources>

Importance of Preparation

While spring may technically be here, it seems Mother Nature doesn't always get the memo. It is vital that the soil on your property is completely thawed before you use your irrigation system for the first time.

Filling the Pipes

Once the soil on your property is thawed, it's time to begin refilling your irrigation system's pipes by slowly opening the water main that is connected to your sprinkler system. The key is to take things slowly to avoid any damage to your pipes or other components.

Testing your irrigation System