



Spring Is Here!

Weeds: Spring, and soon summer, will be upon GVP. Please be mindful of noxious weeds in your yard and try to control the Oxeye Daisies and thistles that pop up. There is a community sprayer available (ask Bill Watters - Lot 39) and environmentally friendly herbicide can be obtained from Community Environmental in Granby.

Wildlife: Wildlife is around GVP 12 months a year, but the springtime seems to be when sightings are the most frequent. Some of the larger animals to be wary of are bears and moose. These animals will usually try to avoid human interaction and won't bother you if you don't bother them. All animals however can become aggressively protective of their young. And the spring is when they are the most protective. Recently both moose and bear have been seen in the community, so be aware!

Trees: Reminder that dead and downed trees are the responsibility of the lot owner or homeowner. The Board can assist in suggested local tree services for this work.

Resource: A maintained website for finding local services such as handymen, plumbers, electricians, cleaners, restaurants and more!
<https://www.mountainlakeselection.com/Yellow-Pages>

Notes From the GVP President

Dear Friends of Grandview Park,
I have served as the President of the HOA since 2015 and have decided that I will not run for office in the next period of 2021-22. I have asked Charles Fielder, Lot 6, 385 Trail Ridge Drive, if he would be willing to serve and he has agreed to fill my vacancy. Charles served as our President about ten years ago. I will be happy to remain as past President and assist Charles in the transition. If there are any other interested homeowners who would be interested in running for office we would be happy to take this under consideration. Luckily, our Vice-President Andrew Williams, our Treasurer Jules Zane, and Secretary Anthony Duddleson have agreed to continue to serve so I feel the transition will be smooth. I have enjoyed my time as President but believe the time is appropriate for a change. I hope you all will support Charles as you have myself over the many years. My thank you to all.

GVP Dust Guard Application 2021

The Board of Directors at our recent board meeting on April 15, 2021 discussed whether we should apply another coating of Dust guard for this coming season. The board could not come to a consensus if this was appropriate or not. For many of our new owners I will provide some background information for you. Some four years ago, the board decided that we should conduct an experiment with the application of a small portion of our roadways with what is advertised as an environmentally friendly agent known as Dust Guard. This product helps to mitigate the dust of our roadways. This test was very successful and for the following three years we have applied the Dust Guard to our one mile of roads. The cost of this is approximately \$5000 annually. It is the largest expense item of our annual budget. Only last year, some homeowners voiced a concern that it had created the death of some vegetation in the heavy drainage areas and maybe it would be prudent to pause for a year. The majority of the homeowners voted to apply the product once again for the results held dust mitigation to a minimal level. In this year's budget for 2021-22 we have included this item pending the approval/disapproval of the homeowners at our annual meeting of May 29. Your input is very important on this decision so if you are not able to attend, please make use of the proxy vote document or let your opinions be known via email or in person. www.gvp-hoa.com/2021-proxie-voting
-Best Regards, Terry Sullivan, HOA President.

HOA Annual Meeting, Proxies & Dues

When: Saturday, May 29, 2021

Where: Sullivan Residence, Lot 28 / 237 Trail Ridge Dr.

Time: 9:00am

The 2021 Annual HOA meeting is scheduled for Saturday morning, May 29th in the driveway of the Sullivan Residence at Lot 28, 237 Trail Ridge Drive. The start time is 9am with bagels and breakfast goodies provided from a local bakery.

We know that with the busy summer schedule most of our residents have, it's sometimes difficult to attend the HOA meeting in person. But we need a quorum in order to conduct business, and a quorum requires representatives from at least 50% of the GVP lots. Without that we can't pass a budget or make any binding decisions about the community. If you know you can't attend in person, it is important to provide a proxy representative. Luckily, this is easy to do - just go to our website and assign a proxy online, or print out the form and mail it in. 2021 HOA proxies and mailing address can be found on our website at: www.gvp-hoa.com/2021-proxie-voting We look forward to seeing you at the Sullivan Residence on Saturday, May 29!

The HOA dues will remain at \$275 for the coming year. **Please pay HOA dues before August 1, 2021.** Dues collected after this date will be \$300. A graduated late fee is instituted for more tardy payments. We encourage everyone to bring a check to the HOA meeting and just knock it out! If you can't attend, a mailing address for sending dues can be found on the website.

PARKING REMINDER

Parking Reminder: 72 Hours
Section 3.10 of the GVP Covenants
"...Parking of motor vehicles on common area in particular, on the road rights of way is prohibited. Owners' RVs or campers may be parked on private property for a maximum period of seventy-two (72) hours..."

DOG WALKING

All dogs being walked in the neighborhood need to be under control of their owners. Leash, voice or electronic control must be effective. Please respect the property rights of other HOA members by not letting dogs roam freely in neighbors' yards. Please remember to pick up after your dogs.



Design Review Committee

GVP has had several properties change ownership over the last year and a half with a potential to upgrade the site. The following community members will be serving on the Design Review Committee for new builds and improvements:

**Kev Christgen • Grace Latz
Charles Fielder • Bill Waters**

Visit the GVP Website:
gvp-hoa.com