



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: Be aware of wildlife in the neighborhood as Spring seems to bring the most sightings of Moose and Bears! Many of us enjoy seeing the wildlife, but please be respectful of the wildlife.

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 Board

Grandview Park Neighbors,

•This years GVP Annual Meeting will be held on June 11, 2022 @ 9:00am @ The Grand Lake Center, Meeting Room 2. If you are not able to attend, please see the note below on Proxies, as we need a quorum in order to conduct business, and a quorum requires representatives from at least 50% of the GVP lots.

•As many of you know Jules & Grace will be leaving GVP at the end of the month to be closer to family. We would like to say thank you to both Jules for serving as the HOA Treasurer for several years and for Grace serving on the DRC and helping around the neighborhood. With Jules' departure, there will be a vacancy at the treasurer position on the GVP HOA Board. Katie Bushner of Lot 13 has expressed interest in filling the spot and comes with previous experience of serving as a treasurer. If there is anyone else that would like to be considered for the position, please notify the board.

•It has come to HOA Board's attention that there are trailers being stored on property within our subdivision. This is very specifically in violation of the HOA covenants. Per Section 3.04, trailers are prohibited. RV's or campers are allowed on property for a maximum of 72 hours per Section 3.10.

Boats are allowed to be on property if they are properly screened from other properties. (Any screening must be approved by the Design Review Committee prior to construction). Other homeowners have constructed storage facilities adjacent to their homes to legally comply with the HOA covenants.

This is a courtesy reminder. If violations are not remedied within two weeks, written violation warnings will be emailed to offending property owners. If the warning is ignored, covenants will be enforced and fines will be imposed. The Board is empowered to issue a first time violation of \$100, second time \$200 and third and further monthly fines as required to correct the situation of \$300 each.

Your Board strongly encourages all homeowners to read and follow our HOA covenants which can be found on the website, gvp-hoa.com.

Thank you in advance for your compliance and consideration of your fellow homeowners.

-GRANDVIEW PARK HOA BOARD

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..."

TRAILER REMINDER

Trailer Reminder: Trailers are prohibited in GVP per Section 3.04 of the GVP Covenants. Please stick to the 72 hour rule with trailers and be courtesy to your neighbors that have already found alternate locations for their trailers.

DOG POOP!

It is apparent as the snow has melted rather quickly there is an abundance of dog poop on the roads. As a courtesy to your neighbors and yourself, please pick up your dog poop.

HOA Annual Meeting, Proxies & Dues

When: Saturday, June 11, 2022

Where: The Grand Lake Center

Time: 9:00am

The 2022 Annual HOA meeting is scheduled for Saturday morning, June 11th, 9:00am @ The Grand Lake Center, Meeting Room 2.

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/2022-proxy-voting

The HOA dues will remain at \$275 for the coming year. **Please pay HOA dues before August 1, 2022.** 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 to have your 2022 HOA Payment out of the way! If you can't attend, a mailing address for sending dues can be found on the website.



Design Review Committee

GVP has had several properties change ownership over the last few years 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** •
• **Charles Fielder** • **Bill Watters** •

Visit the GVP Website for the directory, covenants, etc:
gvp-hoa.com

2022 Grandview Park HOA Annual Meeting Proxy Form

I, the Grandview Park lot owner designated to act as lot representative and indicated below, being a member in good standing with the GVP Home Owners Association, wish to appoint the person as indicated below as my Proxy for the purposes of the 2022 HOA meeting. They will act in my name, place and stead and will vote, if so indicated below, as he/she sees fit on all issues that may arise at the annual meeting of the GVP Homeowners Association to be held on June 11, 2022 at 9:00-11:00 a.m. If indicated below, I choose to have no votes cast in my place at the meeting on any voting topic, but provide this Proxy in my absence as a "present" in the quorum total. This general proxy shall expire when the meeting is adjourned, unless sooner revoked by me.

Full name _____

Signature _____

Email (optional) _____

Phone Number _____

Lot Number(s) _____
(Please enter all the lots represented by this proxy)

Person present selected to vote my Proxy Vote *

- _____ Charles Fielder (President)
- _____ Andrew Williams (Vice President)
- N/A TBD (Treasurer)
- _____ Anthony Duddleson (Secretary)
- _____ Other (please enter below)
- _____ Count this proxy towards the quorum count, but do not cast my vote on any issues at the HOA meeting

Write-in attending GVP lot owner who should vote your proxy:

Please return this form to: **Grandview Park Homeowners Association, C/O Andrew Williams, 191 Trail Ridge Drive, Grand Lake, Colorado, 80447.** *Note: Please use this exact address as otherwise the post office may not deliver the article.*