



Spring Is Here!

Weeds: Spring, and soon summer, will be upon Grandview Park. Please be mindful of noxious weeds in your yard and try to control the Oxeye Daisies and thistles that pop up.

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. There are several tree services in Grand County.

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 Saturday, May 13, 2023 @ 9:00am at 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 the snow melts and Spring appears, please be respectful of your neighbors and tightly up around your homes and keep GVP an attractive place to live and visit!

•Please be mindful of your neighbors when throwing trash in the dumpster. During busy periods, we tend to get more trash. If the dumpster is full, please DO NOT set trash on the side or in front of the dumpster, as the trash company is not responsible. This past year around the holidays someone left food trash on the side of the dumpster and the critters got into it and made a very large mess. If the dumpster is full, please WAIT until it has been emptied. Currently the dumpster pick-up schedule is Monday & Friday afternoons.

•Due to the extreme environment we live in in the winter, at times the dumpster lock can freeze. Please be patient in colder temps with the lock and throw your trash away when it thaws enough to unlock the lock. Please do not destroy the lock OR give out the code.

•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 violations.

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

2023 GVP HOA MEETING

When: Saturday, May 13, 2023

Where: The Grand Lake Center Time: 9:00am

The 2023 Annual HOA meeting is scheduled for **Saturday morning, May 13, 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. 2023 HOA proxies and mailing address can be found on our website at: www.gvp-hoa.com/2023-proxy-voting

The HOA dues will remain at \$275 for the coming year. **Please pay HOA dues before July 31, 2023.** 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 2023 HOA Payment out of the way! **You can pay through Zelle or a physical check can be mailed to: Grandview Park HOA, C/O Katie Bushner, 34 Shadow Mountain Ln., Grand Lake, CO 80447.**

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

As a courtesy to your neighbors and yourself, please pick up your dog poop.

Trash

Please put trash in the dumpster, not on the side, not in front and not on top.



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:

**Charles Fielder • Katie Bushner
Lori Corl • Joel DeJong
Trish McCully**

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

2023 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 2023 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 May 13, 2023 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: _____ Date: _____

Email: _____

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 Katie Bushner (Treasurer, will not be present at meeting)
- _____ 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:

Write-in GVP Lot Owner Name: _____

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.*