

Shadow Run HOA Newsletter

May 2014

Hello Shadow Run HOA Residents

Board changes

Amy Zuendel, who was President for this fiscal year, resigned from the Board due to an out-of-state job transfer. Kendra McDaniel (337) was appointed by the Board to replace that open position on the Board, and the Board has met to select officer positions. For the remainder of our business year until the November Annual Business meeting, the Board officers and their positions are:

Doug Gromann, President	Unit 347	245-7449
Michael Bozeman, Vice-President	Unit 364	778-7435
Rob Tran, Treasurer	Unit 335	832-754-3540
Kendra McDaniel, Secretary	Unit 337	260-8512

Irrigation

The Ridges irrigation water system is on for the season. We have already experienced multiple issues with a stuck valves and line breaks, which were repaired by Eagle Landscaping, our lawn care contractor.

If you are the first to notice that a zone is on for more than 30 minutes or that a leak has occurred, please shut off the main valve (see next paragraph) to the irrigation water, then contact Heritage Property Management (243-3186) (available 24/7) with a full description of the problem (e.g. stuck valve or line rupture, location of problem). Heritage Property Management will then contact Humberto Ambriz, owner of Eagle Landscaping (274-5450) or a Board Member to fix the problem.

The shut off valve is located just north of the grassy landscaped area on the north side of Unit 327 and about 30 feet east of Ridges Boulevard. It is an inverted "U" shaped section of metal pipe with a handle valve on top of the crossbar section. See the pictures on page 2 (at the end of this newsletter). Turn the hand valve clockwise to shut off all of our irrigation water, but be sure to contact Heritage Property Management so that the leak can be fixed quickly before we dry out and heat-stress our landscaped areas. Contact a Board Member if you have any questions concerning how to operate the shutoff valve.

HOA Directory

A number of residents are interested in developing a directory that lists the names and contact information for all the residents of the HOA. Kendra McDaniel has begun collecting this information and when the project is completed, the Directory will be distributed. If you are an owner or a tenant, please send your contact information – name, phone number, unit number, and e-mail to kbmcdaniel.co@gmail.com. When the list has been compiled, we will mail it out with one of our monthly statement mailings.

Website

As a reminder, Shadow Run HOA has its own website. It contains all of our important documents, including the Covenant, Conditions and Restrictions, the By-Laws, Financial Reports and Board Meeting minutes. Here's the link:

<http://www.hpmgj.com/hoa.php?viewID=74>

Or, you can reach it by going to hpmgj.com, clicking on "HOA's" then clicking on "Shadow Run Townhomes HOA".

Vacant lots

The Board continues to discuss the unsightliness of the 8 undeveloped lots on the north end of the HOA. The company owning these lots has been totally uncooperative to our efforts to communicate with them and the City Code Inspector and county have seen the site but cannot find any violations. The excavation hole remains a dangerous area, and the Board discourages everyone from passing through this area or allowing their children or pets to play there. Large sections of this undeveloped area are the private property of the company owning the building lots, so anyone in these areas is legally trespassing on private property. The Board discussed seeking legal counsel to determine what options we may have to deal with this continuing problem area.

Shadow Run Townhomes HOA List of Basic Rules

The Board continues to enforce occasional rules violations. The most common violations are parking violations (e.g. prolonged parking in the street or a Special Parking area) and garbage can violations (not keeping garbage cans inside

garages) and failure to clean up after dogs. The Board has prepared a 1-page summary of the HOA's rules regarding parking, garbage cans, excessive noise, pets, etc. This list can be found online as the final page of the November 10 2011 Board Meeting minutes and we are also enclosing a copy in this mailing. Please refer to this list of General Rules if you're not already familiar with them.

Doug Gromann
Board President
Unit 347
245-7449
drgromann@bresnan.net



General Rules for Shadow Run Townhomes Homeowners Association Residents

1. Garbage cans must be stored inside the garages, except for placement on the curb for weekly garbage pick-up. Storage of garbage cans on patios or decks is not permitted. (Section 7.15)
2. Garages should be used for parking, not storage. Residents should park their vehicles in their garages and driveways without damaging the landscaping or irrigation lines between driveways.
3. The overflow parking areas are for temporary use by contractors, visitors, overnight guests, etc. and cannot be used for permanent parking. These areas must be left open to provide ample guest parking for any resident. (Section 7.13.c)
4. Due to its narrowness, Cliff View Drive is a designated Fire Lane and the Grand Junction Fire Department allows curbside parking on only one side of the street. Vehicles cannot park along the east side of the street on either level (except for the special parking area on the lower level). Visitors and guests may park along the west side of the street on both levels on a short-term, occasional basis. As mentioned in item #2 above, residents should park in their garages and driveways. If a large number of visitors is invited, they may also park along the fences on Mariposa, which is a much wider public street. The GJFD requires the Board to enforce the "no parking on east side" rule by following our established policies and procedures (Section IV of Policies and Procedures, communications with Grand Junction Fire Prevention Officer).
5. Hauling trailers, boat trailers, boats, RV's, trucks > 1 ton, and abandoned vehicles cannot be permanently parked on HOA common areas or driveways. (Sections 7.13.a, 7.13.b)
6. The owner is responsible for maintaining a clean, wholesome appearance of his patios, decks and porches. Garbage cans, trash, machinery, containers, lumber, etc., cannot be stored outside. (Section 7.7)
7. Charcoal grills and wood-burning stoves are not allowed, since damage resulting from these devices is not covered by the HOA's insurance plan. (Gas grills are allowed.)
8. A reasonable number of dogs, cats, fish and birds are allowed, provided they are not a nuisance to adjacent owners. Dogs must be kept on a leash and the owner is responsible for cleaning up after the dog. (Section 7.4)
9. Unreasonably annoying lights, sounds and odors are not permitted. (Section 7.12)
10. TV and radio antennas are not permitted, but TV satellite dishes are allowed. (Section 7.14)
11. An owner may not change the appearance of the exterior of his townhouse without written approval of the Architectural Control Committee. (Section 5.1.a)
12. The association is responsible for the painting, repairing, replacing and maintenance of the exterior building surfaces, including decks, patios, fences, driveways, roofs, gutters and downspouts. Owners are responsible for exterior glass surfaces, exterior light bulbs, doors, pergolas, screens and windows. (Section 5.1.a, 4.15)
13. The owner is responsible for maintenance of utilities, fixtures and equipment within a townhome, starting at the point where the lines, pipes, wires, etc. enter the exterior wall. (Section 5.4) The cost of maintenance and repair of a party (common) wall is the responsibility of the owners sharing it. (Section 5.5.b)
14. Maintenance of the landscaping, sprinkler system, street, sidewalks and driveways is the responsibility of the HOA. (Section 5.1.b)
15. Owners who do not reside in their unit are required to keep their mailing addresses current with Heritage Property Management.

For complete details, go to HOA web page at hpmgj.com, click on "HOA's", click on "Shadow Run", then click on "Covenants, Conditions and Restrictions".

Click on "Policies and Procedures" for actions that will be taken to enforce the Covenants, Conditions and Restrictions.

Prepared by Shadow Run Townhomes HOA Board, November 2011