

# Shadow Run HOA Newsletter

Summer 2015

**To:** Owners and Residents

**From:** Current Board

## Board of Directors

Our current board is:

Dave Arent, President 336 Cliff View

Martha James, Treasurer 345 Cliff View

Shelley Tremain, Secretary 333 Cliff View

Linda Simons, board member 347 Cliff View

Kendra McDaniel, board member 337 Cliff View

Please remember that for questions, problems or other HOA matters, the primary contact is Heritage Property Management, 243-3186.

## Update on vacant lots at northeast end of property

The board was able to find a company willing to remove the large cement blocks on the vacant area at the northeast end of our subdivision without cost to the HOA. Board member Kendra McDaniel made several attempts to find a buyer for these blocks, only to find that the blocks are not worth anything greater than the costs to remove them. Therefore, board has agreed to have Calvin Stucco remove the blocks.

## Irrigation

The Ridges irrigation water system is on for the season.

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). HPM 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 (“righty-tighty”) to shut off all of our irrigation water. 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.

### **Landscaping Help**

Please help us keep our neighborhood beautiful. If you see a broken sprinkler or a patch of grass turning brown (it can happen fast) please tell a board member or call **Heritage Property Management** at **970-243-3186**. They will be glad to call our landscaper.

### **Maintenance Requests**

If you have a maintenance request, please complete the Repair Requisition Form available on Heritage Property Management's website, [www.hpmgj.com](http://www.hpmgj.com), and send to HPM.

### **Architectural Review Committee**

If you wish to make a change or improvement to your unit, before you begin, please submit to HPM the Architectural Control Improvement Request Form available on HPM's website.

*Pictures below show the location of the irrigation water shutoff valve (see "Irrigation," above). The valve is now marked with red tape on either side of the valve.*



*Attached are the "General Rules for Shadow Run Townhomes Homeowners Association Residents." These are a summary of the Covenants, Conditions and Restrictions. Please read over and help us keep our community safe and attractive.*

*A friendly reminder – please pick up after your pets. Thank you*

### **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 Review 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](http://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***