

Spanish Trail Newsletter

June 2016

Welcome to the Neighborhood!



We would like to again welcome any new neighbors to Spanish Trail! We think this is one of the best neighborhoods in Grand Junction and want to thank everyone--both long-time residents and newcomers-- for keeping it that way!

Remember: Spanish Trail HOA is managed by HERITAGE PROPERTY MANAGEMENT and all correspondence --including dues payments made out to Spanish Trail HOA--need to be mailed to:

2650 North Avenue, Ste 116
Grand Junction, CO 80501

CC&Rs, Bylaws, Rules & Regulations, Policies, and announcements can be found on the Spanish Trail page of Heritage's website, www.hpmgj.com.



The following are continual concerns for parking within our neighborhood.

1. NO ON-STREET OVERNIGHT PARKING IS ALLOWED! If you have extenuating circumstances, please contact Heritage Property Management with your address, make, model, and license # for temporary permission.

2. PARKING IN LANDSCAPED AREAS--including graveled areas--IS NOT ALLOWED AT ANY TIME!

Fines may be assessed for these violations.

TRASH COLLECTION

Per Spanish Trail CC&Rs, **trash containers are only to be on the street from 7:00am until 8:00pm on trash pick-up days.**



At times other than those, trash cans **MUST BE STORED OUT OF SIGHT**--behind a fence or in the garage.



TREES AND LANDSCAPING



Have you noticed that the trees in our common areas and along the perimeter of our neighborhood have recently been trimmed? The Spanish Trail neighborhood and pretty much all of the trees in it are between 10-15 years old and may need attention to remain healthy. Trees in individual yards are the owner's responsibility to maintain and the Board wants to encourage you to do ensure your trees remain healthy and safe.



SPANISH TRAIL HOA ANNUAL MEETING

Homeowners: Please mark your calendars for **TUESDAY, AUGUST 23, 2016** for our next Annual Meeting. The meeting will be held at 5:30pm at the downtown library.

Heritage Property Management will send out notifications [which will include a proxy if you cannot attend] when the time gets closer.

GOT E-MAIL??? We would like to compile an e-mail list for homeowner's within the Spanish Trail HOA. This will enable us to utilize the technology that is available. If you would please provide Heritage Property Management the following information, we will add you to the list. Please send the information to info@hpmgj.com with SPANISH TRAIL OWNER as the subject of your e-mail.

Information needed: **Your name; address of the home you own in Spanish Trail HOA; e-mail address.**