

# Good Hope Townhomes HOA

## Summer Newsletter 2024

### Summer Reminder

We want everyone to enjoy the summer, have cookouts and celebrate. However, we also want to remind everyone that Fires/Use of Fire Pits & Fireworks are **PROHIBITED** within our HOA. These activities pose a hazard to buildings and people, impact air quality, and are a legal liability. Thank you for your cooperation in maintaining a secure and harmonious living environment for all residents. If you see someone using an open pit/exterior fire of any kind, report it to [contact@hoaservicesco.com](mailto:contact@hoaservicesco.com). For the HOA to fine an owner, we will need a picture/date/time of the violation.

### Upcoming Maintenance

As noted in the previous newsletter, we had a roofing vendor do a complete assessment of the roofs within the HOA. We now have a prioritized list of roofs that need replacement and repair. We are in the process of getting all of the urgent repairs completed and are currently discussing long-term maintenance options to preserve the roofs' integrity and prolong their lifespan. Given our limited budget and the extent of necessary repairs, we have established a method to prioritize maintenance and repairs:

1. Emergency repairs: issues that pose an immediate threat to the safety and health of our community, such as water main leaks, electrical issues, and acts of nature.
2. Roof replacement and repairs: A compromised roof can lead to significant water damage, mold growth, and structural issues, substantially increasing the cost to our community.
3. Gutters: functional gutters direct water away from the building's foundation, preventing foundation and structural damage.
4. Handicap compliance improvements: improve accessibility and quality of life for our residents with disabilities.
5. Siding maintenance and exterior painting are important, but unless they threaten the safety and health of our residents or pose issues with the structural integrity of the building, these projects will need to be addressed as funds are available.
6. Fencing repairs: It is important to note that the HOA is not responsible for all fencing, only those within the common areas. These repairs are less urgent in the scope of work that will be necessary to address those issues that pose a risk to our community's structural integrity, safety, and health.

Please use a maintenance request form to request repairs. This gives the board a paper trail and the means to evaluate and prioritize the repairs. We appreciate your understanding and patience as we navigate through these necessary improvements while managing budget constraints. Our focus remains on addressing the most critical repairs first to ensure your safety and well-being, followed by enhancements to the overall condition and accessibility of our complex. Please remember, as homeowners, you always have the right to improve your individual units. Your proactive efforts in maintaining and enhancing your homes benefit you and contribute to our community's overall quality. Together, we can create a safer, more comfortable, and welcoming environment for everyone.

## Forms

There are a few important forms that are available on the HOAServices website (hoaservicesco.com). Both forms can be found under [Good Hope Townhomes - Governing Documents](#) - [Exterior Alteration Request](#)

- [ACC Form](#): The Architectural Review Form is used to request approval for a change to the exterior of a property.
  - Please fill the form out and email/mail to HOAServices to get approval before starting a project
- [Maintenance Request Form](#): This is to request work from the HOA to fix/maintain an HOA Common Element.
  - Our HOA has deferred maintenance and a tight budget, but we would prefer to have the requests filled out to better plan future budgets and to ensure that all maintenance is being considered.
  - Please fill the form out and email/mail to HOAServices. [contact@hoaservicesco.com](mailto:contact@hoaservicesco.com)

## Communications

Documentation for violations, concerns, requests, etc., is paramount; it allows for a reference if the issue needs to be reviewed at a later time and ensures clear communication between HOA Members, the Board, and HOAServices. We want to make sure that these are addressed as quickly as possible and that can occur when Members use the correct communication methods.

### Methods to address issues, violations, questions or concerns:

- Contact HOAServices: [contact@hoaservicesco.com](mailto:contact@hoaservicesco.com) or by phone:
  - Violations: (970) 462-9962, Accounting: (970) 986-6051 or Main line (970) 812-3192
  - Please CC the Board's direct email to all communications with HOAServices: [good.hope.hoa@gmail.com](mailto:good.hope.hoa@gmail.com). This will allow the Board to view all information in a more timely manner. However, this is not a replacement for emailing HOAServices.
- During an HOA Meeting: All Community members are welcome to join us on 6.20.24 at 5:30pm
- In person: Any in-person conversations with a board member in any official capacity must be done with at least 2 board members present.

### Methods to address violations or suspicious activity:

- To report a violation of our CC&R's, contact HOAServices:
  - "If you see something, say something." Please report any CC&R Violations to HOAServices, so that they can be addressed. However, HOAServices & the Board **do not** condone any residents going on private property or taking intrusive pictures to submit as evidence of a violation.
- To report any suspicious or illegal activity, contact local law enforcement.
  - Mesa County Sheriff & Grand Junction Police (non-emergency): (970) 242-6707 or Emergency: 911



## Reporting CC&R Violations

Our Covenant Enforcement Policy and Procedure can be found on the HOAServices' website (hoaservicesco.com) - [Good Hope Townhomes - Governing Documents - Policies and Procedures](#).

Please report violations to HOAServices and the Board Direct email and include the specific violation, unit#/violating party, date, time, and any other pertinent information as well as, if applicable, a picture of the violation.

## Lawn Watering Schedule

Maple Leaf has changed our watering schedule to 3 times per week upon our request. This was addressed during our Annual Meeting with a lot of community support. Changing the watering schedule will cut down on our overall water usage and will help cut costs on our water/sewer bill.

## Water Shut Off

Thank you to everyone for being patient with our water shut off on 5.21. For future shut offs and to ensure you are getting all important HOA notifications, please make sure that your current email address is on file with HOAServices.

## Meeting

Our first meeting will be on 6.20.24 at 5:30pm. The members of the Board will start by doing a walkthrough of the HOA to assess maintenance concerns and make a plan for the upcoming Volunteer Project Day (7.13.24). All Community Members are welcome to join us after our assessment for a meeting at the mailboxes located on S. Good Hope at 5:30pm. The Board will post the Agenda for the meeting in the upcoming week, please check your emails and the Community Boards for additional information.

## Volunteer Projects

We will be having our first Volunteer Project Day 7.13.24. We will be focusing on cleaning up our parking lots and trash areas and will review any requests for volunteer work and hopefully have time to complete some of these as well. If you would like to volunteer your time and skills or if you would like to request volunteer work, please email [good.hope.hoa@gmail.com](mailto:good.hope.hoa@gmail.com) with either "Volunteer" or "Volunteer Project Request" in the Subject Line.

## Dues

Please remember that HOA Monthly Dues are \$250 as of April 1st. If you pay electronically, you will have to manually change your payment to \$250. If you do not change the payment amount, it will continue to pay the previous dues amount and accrue a balance.



# Good Hope Townhomes HOA

## Covenants, Conditions & Restrictions Focus (6/24):

### 3.3 Use Restrictions and Offensive Activities & 3.3.4. Hazardous Activities:

No activities shall be conducted within or upon the Property or on any Lot, which are or may be unreasonably hazardous to any person or property. .nor will any Owner do or permit any act or omission anywhere within the Property that is in violation of any federal, state and/or local laws or regulations.

Please be mindful of your neighbors and do not do anything that would cause anyone or their property harm. If you see something, say something. Reach out to HOA Services to report any CC&R Violations, including Hazardous Activities. If you need to report any illegal activity, please reach out to local law enforcement.

Mesa County Sheriff & Grand Junction Police(non-emergency): (970) 242-6707

Emergency: 911

For Covenant Compliance, Email: [contact@hoaservicesco.com](mailto:contact@hoaservicesco.com)

(Please CC [good.hope.hoa@gmail.com](mailto:good.hope.hoa@gmail.com) to allow the Board direct access to all violation complaints)

# Good Hope Homeowner Recognition

## BJ Mcquiston-Adams

### Reason for Recognition:

BJ is being recognized for her participation within the HOA and also for creating and maintaining a beautiful yard. She has consistently made efforts to be an active participant in HOA meetings and is proactive on communicating any concerns that may affect the safety and well-being of our Community.

### BJ's Good Hope Story:

BJ was raised in Parachute, moved to Arkansas and then Rifle before settling in our community when her husband's job (Union Carbide) transferred them here in 1978. She remembers being drawn to her home because of its unique Victorian design, which she uses to influence the designs of her gardens and landscaping. BJ recalls at that time the HOA was run by Community Members, specifically a wonderful woman named Eleanor, who has since moved out.

We spoke about some of her notable memories while living in the HOA and BJ mentioned "Goathead Park". The section located on N Good Hope was once a neglected community space with more goatheads than grass, until the Board at the time made a point to create a more inviting area that the community could enjoy. BJ states that she still calls it Goathead Park jokingly and appreciates that these common areas are well-maintained and that we have nice spaces for the community to use.

### A Little Bit About BJ:

BJ attained her nursing degree while living in Arkansas and worked as a nurse in Grand Junction specializing in women's healthcare before switching her focus to become a nurse at the VA. While she was working at the VA, BJ became certified in massage therapy and then completed 4 years of training to become an Internationally Certified Healing Touch Therapist.

BJ has also volunteered as a surgical nurse with Operation Smile, a non-profit organization that focuses on providing surgeries to children with a cleft condition. During her time volunteering, BJ helped perform countless surgeries in China and Ecuador. BJ recounted her time in Quito, Ecuador when volunteers were bussed to work daily by the Ecuadorian Army. She still has a memento from this trip, a beautiful hummingbird figurine, that was given to her by the wife of the Ecuadorian President to show appreciation for the life-changing surgeries Operation Smile had performed while in Ecuador.

She expressed how blessed she feels for having had the opportunity to go to these countries and how traveling and working abroad has allowed her to have a more open mind and a greater appreciation for life in the US and all of the amenities that are available to us.

BJ recently retired after 10 years of service at the VA and looks forward to enjoying time outdoors, working in her yard and spending time with the neighborhood cats (BJ has worked hard to ensure they are all current on their shots, neutered/spayed, and have a safe place to call home).

### Community:

BJ has committed her life to helping others both in her career and volunteer work, personifying compassion, collaboration and sense of community. She demonstrates how we can work together to create a better future not only for ourselves but for subsequent generations.