
Good Hope Townhomes – Fall Newsletter 2025

Fall Clean-Up Reminder

As the leaves begin to fall, please remember that homeowners are responsible for maintaining their yards, including raking and removing leaves. Accumulated debris near siding or stucco can lead to moisture issues and accelerate deterioration. Timely clean-up not only protects your home, but also helps keep our community looking its best.

Tree Trimming - Keep Sidewalks Safe

Fall is an ideal time to trim trees and manage vegetation. Ensure that all trees and landscaping adhere to the following guidelines:

- Tree branches must be trimmed up to **8 feet above the sidewalk**,
- Or trimmed back completely so they do not hang over or obstruct the sidewalk in any way.

Seasonal Home Maintenance

Swamp Coolers

As you shut down your swamp coolers for the season, please follow the updated Exterior Maintenance Policy:

“All homeowners are required to use proper swamp cooler covers during the off-season. Covers must be made of canvas or a material specifically designed for this purpose, which allows attic spaces to properly vent moisture. The use of tarps or other makeshift coverings is strictly prohibited, as they can cause significant roof damage, moisture retention, and mold growth.”

Water Spigots

Now is a great time to check your exterior water spigots. Homeowners are responsible for ensuring they are in good working condition and free of leaks.

Holiday Decorations

We enjoy seeing the creativity throughout the neighborhood each holiday! Feel free to decorate your homes, but please remember to take down all decoration within 14 days after the holiday to maintain the appearance of our community

Financial Update & Budget – Looking Ahead to 2026

At the upcoming 2026 annual meeting, the Board will present a proposed budget that includes a 10% increase in dues. We understand that any increase can feel burdensome, and we remain committed to transparency. By sharing this information early, we hope to give homeowners time to plan ahead and help lessen the impact when the increase takes effect.

This adjustment is necessary not only to keep up with rising costs and required maintenance, but also to reduce the amount of deferred maintenance going forward. Several unplanned issues this year—including two emergency water line repairs and additional roofing project expenses—have significantly impacted the budget. During the roofing work, previously hidden damage was discovered once old materials were removed, increasing total project costs. So far this year, the HOA has incurred more than \$22,000 in additional maintenance expenses

Board Member Vacancy - Get Involved

One of our Board members has resigned. This presents an opportunity for residents to get involved and help shape the direction of our neighborhood. We're looking for volunteers who want to share their ideas and contribute to the HOA's success.

If you're interested or would like more information about what serving on the Board involves, please contact us at good.hope.hoa@gmail.com. We'd be happy to answer your questions.

Thank you for being a valued part of the Good Hope community. Wishing you a safe and enjoyable fall season.

For questions or concerns, contact HOA Services at 970-812-3192
or contact@hoaservicesco.com, or email the Board at
good.hope.hoa@gmail.com.