

SHADOW RUN HOA

COMMUNITY NEWSLETTER

Fall 2026 • Issue Date: September 2026

Dear Shadow Run Neighbors,

This newsletter is being sent to keep all owners informed on a few important community matters: recent changes to the Board of Directors, the successful annexation of Lots 7 and 8, a reminder about the Architectural Review Committee (ARC) process, and how to report potential covenant violations. Our goal is to communicate the basics regularly so that everyone has the same accurate information about what is happening in our community.

BOARD LEADERSHIP UPDATE

Over the past several months, the Board said goodbye to three directors — Tim Waters, Bart Gunter, and Barry Rich — who each stepped down from their positions. We sincerely thank them for their time and service to Shadow Run.

As the Board's sitting Vice President, I (Corey Wallace) have stepped into the role of Acting President and will serve in that capacity through the remainder of 2026, until new elections are held at our next Annual Meeting.

- **Current Board:** Following these resignations, the Board is currently operating with limited membership. The Annual Meeting will provide an opportunity for owners to elect new directors and establish the Board's leadership for the coming year.
- **Elections:** New directors will be elected at the Annual Meeting. Owners interested in serving on the Board are encouraged to consider putting their name forward for election. No advance commitment is necessary; interested owners may simply make their interest known during the election process.
- **Interested in serving?** If you have questions about what serving on the Board involves, HOA Services can provide additional information. Owners interested in serving may also indicate their interest at the Annual Meeting during the election process.

ANNEXATION UPDATE: LOTS 7 & 8

We're glad to share that the annexation of Lots 7 and 8 into Shadow Run HOA is complete. This was a significant undertaking, and we appreciate the work that went into bringing it to a successful close.

For the remaining, not-yet-annexed lots, the Board has consulted with legal counsel. No further action is needed at this time — those lots will be addressed as part of the annexation process once development on them begins in the future.

ARCHITECTURAL REVIEW COMMITTEE (ARC) REMINDER

Shadow Run has an active Architectural Review Committee. As a reminder, all exterior alterations to your home or lot — including but not limited to paint, fencing, landscaping changes, structures, and other exterior improvements — require ARC approval before work begins.

- **ARC Request Form:** Available by contacting HOA Services at contact@hoaservicesco.com or (970) 812-3192. Please submit your request and receive approval before starting any exterior work.

COVENANT COMPLIANCE & VIOLATIONS

If you have a concern about a potential violation of the Declaration or CC&Rs, please email it directly to HOA Services rather than a Board member. HOA Services does not perform onsite/drive-by compliance inspections; violations are addressed based on owner reports and enforced in accordance with the Association's adopted Covenant Enforcement Policy.

- **Report a potential violation:** contact@hoaservicesco.com
- **General Association administration questions:** Please direct these to HOA Services as well, so they can be tracked and answered consistently.

SAVE THE DATE: ANNUAL MEETING

Our Annual Meeting, where new Board members will be elected, will be held on **December 8 from 3:30–5:00 PM at the Bray Education Center, 640 Belford Avenue, Grand Junction, CO**. Please plan to attend and participate in the election of the Board's leadership for the coming year. Owners who are interested in serving on the Board may make their interest known during the election.

Thank you for being part of Shadow Run. We'll continue to share updates like this periodically so everyone stays informed — questions and involvement are always welcome.

Sincerely,

Corey Wallace

Acting President, Shadow Run HOA

QUESTIONS? CONTACT HOA SERVICES

HOA Services

607 S. 7th St., Grand Junction, CO 81501

Phone: (970) 812-3192

Email: contact@hoaservicesco.com