

FOUNTAIN GREENS HOA MASTER ASSOCIATION SPRING 2024 NEWS

******FOR ALL FOUNTAIN GREENS
PROPERTY OWNERS!***

HOA ASSOCIATIONS IN THE FOUNTAIN GREENS

There are four distinct HOA Associations in Fountain Greens. Below you will find the names of Board Members, managing agents, and contact information for each HOA. The color-coded map on page 3 of this newsletter will help you visualize which HOA your property falls within.

Each HOA has its own specific characteristics, responsibilities, and restrictions, but all of the HOAs have similar Covenants, Codes, Restrictions, and Easements (CCR&Es). Owners will have received copies of the official CCR&E's at closing when you purchased your properties in Fountain Greens. If you have misplaced or lost these documents, the managing agents for the HOAs below should be able to provide copies of your specific HOA's governing documents. Some managing agents may also have these documents posted on their website. Association as well as homeowner responsibilities are detailed in each HOA's documents.

Fountain Greens Master Association

Hayden Janssen - President
Jon Conrad - Vice President
Bill Needham - Treasurer

Managing Agent and Contact: HOA Services -607 South 7th Street, Grand Junction, CO 81501.
(Phone 970-812-3192) Website: HOAservicesco.com

The Village at Fountain Greens HOA (aka the Condos)

Barrett Dunn - President
Paul Currier - Director
Candace White - Director

Managing Agent and Contact: HOA Services. 607 South 7th Street, Grand Junction, CO 81501.
(Phone 970-812-3192) Website: HOAservicesco.com

Fountain Greens Patio Homes HOA

Steven Spydell - President
John Manfro - Board Member
David Klemm - Board Member

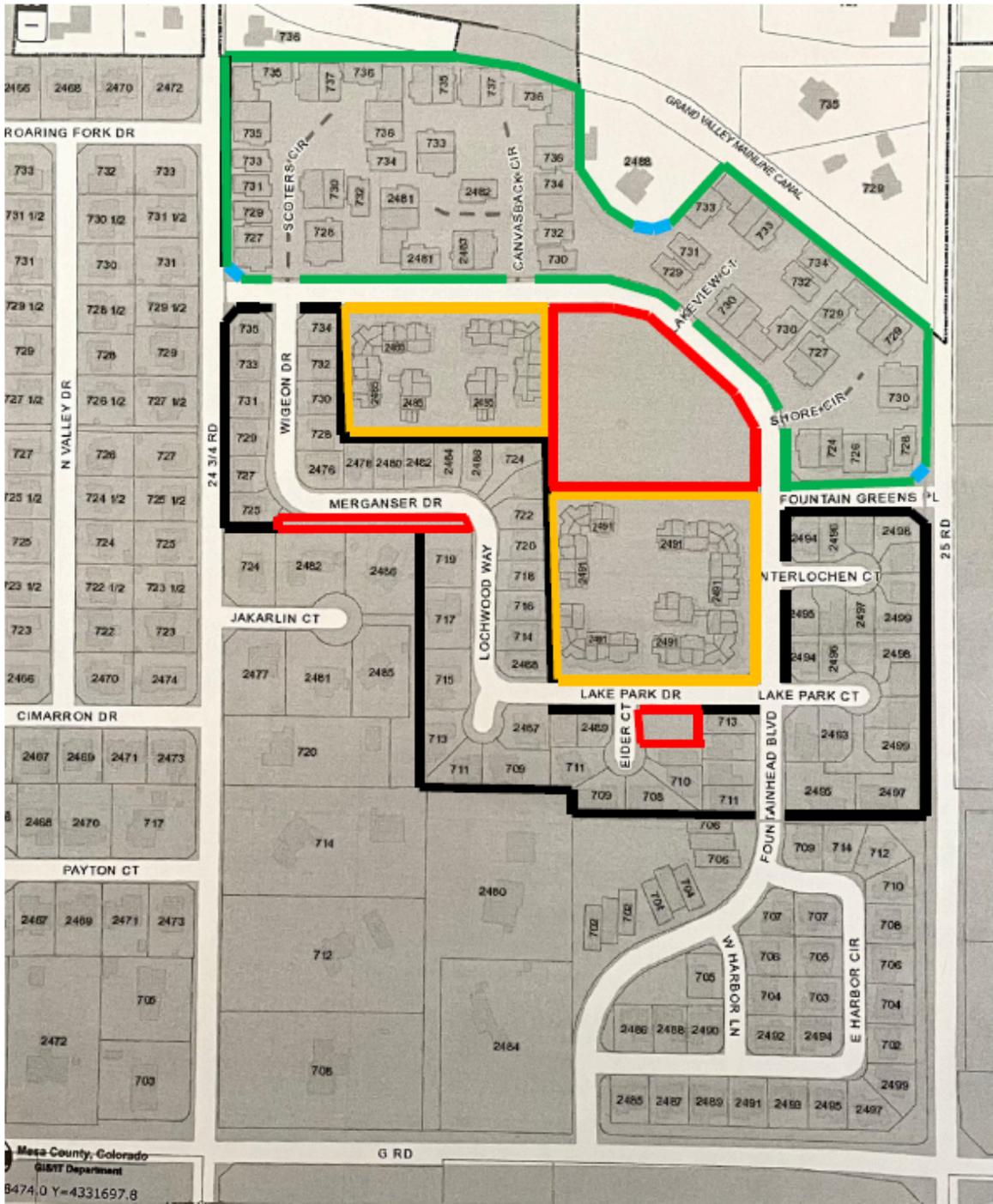
Managing Agent and Contact: Heritage Property & HOA Management, 2650 North Avenue, Ste 116, Grand Junction, CO 81501. (Phone 970-243-3186) Website: hpmgj.com

Hamlet of Fountain Greens HOA (aka the Townhomes)

Becky Wiemer - President and Contact (Phone 970-255-6420)
Sue Parks - Vice President
Bea Root - Treasurer
Cheryl McDermed - Secretary
Bill Needham - Member

Managing Agent: Heritage Property & HOA Management, 2650 North Avenue, Ste 116, Grand Junction, CO 81501. (Phone 970-243-3186) Website: hpmgj.com

While each HOA has varying responsibilities, the primary Master HOA responsibility is the subdivision-wide provision of irrigation water in Fountain Greens during the growing season, as well as pond maintenance and landscaping/snow removal in the large park and along the common area on Merganser Drive (see areas outlined in red on the map on Page 3).



Fountain Greens HOAs:

- Hamlet
- Village
- Patio Home
- Master



The Fountain Greens Master HOA CCR&E documents apply to the Hamlets, Villages, and Patio Homes, as well as responsibility for maintenance of the parcels in Red.

ELEMENT	Master HOA	Villages (Condos)	Patio Homes	Hamlets (Townhomes)	Home owner	City of GJ
Curbs						X
Dog Stations	X					
Entrance Marquees (x3)	X					
Fencing (Property Owner/Lot & Boundary with Public)				X	X	
Flagpole	X					
Irrigation to the Trunk Line (Property Line)	X					
Irrigation from the Trunk Line					X	
Parking Lots	N/A	X	N/A	X		
Ponds	X					
Sidewalks at the Parks	X					
Sidewalks in Street RoW						X
Sidewalks within the Condo and Hamlet complexes		X		X		
Snow Removal from Sidewalks- General		X	X	X		
Snow Removal- Park	X					
Structural		X				

THE DEVIL IS IN THE DETAILS...

Violations of specific CCR&E restrictions or requirements may be pursued at the discretion of HOA boards. For example, the following restrictions apply throughout Fountain Greens per the Master Association’s governing documents.

- No Day Care Facilities are permitted, licensed or unlicensed unless approved by the Board of Directors of the Master HOA (Paragraph 7.1 Master CCR&Es).
- No renters/tenants are permitted pets of any kind. Dogs, cats, or other household animals may be allowed only in units occupied by OWNERS (Paragraph 7.3).
- No storage is permitted on balconies, patios, or decks (Paragraph 7.4).
- Trailers, boats, RVs, motor-driven cycles, trucks, and other similar gear or accessories may be parked or stored on or within the property only if wholly enclosed within the

garage or screened from the street or adjoining property by a fence at least 6 foot high (Paragraph 7.5).

- No short-term leases or rentals of less than 6 month duration are permitted within the Fountain Greens properties (Paragraph 7.11).
- Additional restrictions may be included in the governing documents of the Villages, Patio Homes, and Hamlet associations.

Each of the four HOAs assess different dues to owners based on the costs to deliver that association's responsibilities, such as exterior painting, lawn maintenance, or repair to cul-de-sac/parking areas, etc. Do you know what services your primary HOA routinely provides or whom to call should you have questions about why services have not been provided? Do you know where to call and who can expect to pay for fence repair or irrigation problems in your yard? Do you know the extent of your property demarcations? Does your fence fall within your property on adjacent public property?

The Same...or Different...?

What features among HOA services are the same for all homeowners in Fountain Greens? For example, if you reside within any of the HOAs for the Hamlet, the Villages, or the Patio Homes, you don't need a lawn mower to cut your grass in the growing season. All of the 4 HOAs in Fountain Greens currently contract with yard care services, though each HOA annually selects their own contractors based on the costs and the services they provide. Homeowners should not communicate directly with lawn contractors, but instead they should communicate their concerns about these services directly to the HOA contact persons listed at the beginning of this newsletter.

If you reside in the Hamlet or the Villages, you do not have any responsibility for replacement of shrubs or trees in the yard surrounding your residence. However, those who own Patio Homes are responsible for removing dead or dying trees/shrubs from their yards. And if, or when they choose to replace them, they will need to file a Landscape/Architectural Replacement Request Form with Patio Homes HOA managing agent for approval before proceeding. This Form can be found on the management agent's website. It is important to be aware that there are limitations in the original Fountain Greens developer's filing documents regarding which varieties of trees (i.e., no elms or cottonwoods) are permitted.

Snow removal services may be available, but vary from HOA to HOA based upon accumulation amounts and the contractors chosen by each HOA to deliver these services.

What about irrigation? As noted above, the Master HOA's primary responsibility is to provide irrigation to all property in Fountain Greens. Maintenance of all irrigation lines from trunk lines in the Hamlet and Villages are the responsibility of those HOAs. Irrigation lines in the large park with the pond are the responsibility of the Master HOA. However, owners in the Patio Homes are responsible for any maintenance of irrigation distribution lines from the irrigation trunk lines onto their own lots.

Of course, any interior maintenance inside the residential units in Hamlet, Villages, and Patio Homes are the responsibility of each homeowner. But responsibility for exterior maintenance such as roofing or exterior painting, or any desired changes that affect the exterior of properties (windows, doors, etc.) can vary *significantly* depending on whether the property is located in the Hamlet, Villages, or Patio Homes. The Patio homeowners are responsible for all exterior maintenance (e.g., roofing, painting, etc.) of their properties, and must file Architectural Control plans and requests to the HOA managing agent (currently hpmgj.com) prior to proceeding. Where duplex units in the Patio Homes are concerned, both owners will want to consult together to agree on and plan their common needed exterior maintenance and timing. Hamlet and Villages HOA dues are based on estimates of cost for exterior painting, maintenance or roofing of all units in those HOAs at expected intervals. Per their CCR&E documents, special assessments may be necessary, should sufficient dollars for such maintenance be insufficient at the time they are needed. Owners will want to refer to your copies of said documents for details.

As you can see from the contents of this Newsletter, volunteers on all four Fountain Greens Home Owners Associations are providing a significant service to each and every property owner in Fountain Greens. Your support is critical to these volunteers being able to assure the provision of the services you were seeking when you purchased your property here. And, THANK YOU for doing your due diligence as good Fountain Greens neighbors and supporting our community. We who volunteer for the Master Association will be grateful if this newsletter has piqued your curiosity or generated any questions about the services you expect. We also hope that the information contained in this Newsletter helped provide answers and/or direction to your questions. Thank you for helping us make our Fountain Greens community the attractive and safe neighborhood we all currently enjoy.