



The Metro



A community newsletter coordinated by the GVR Metropolitan District

January/February 2013

*****IMPORTANT COMMUNITY NEWS*****

Some highlights for the GVR Metro District for 2012:

An amended agreement was approved to continue working with the Master HOA for covenant enforcement and related services to continue saving the community money in 2013 and beyond.

The first year of in-house turf maintenance programs went very well and allowed for greater attention to the health of the common area turf through top dressing and over-seeding.

Over 100 new trees were planted along 38th Avenue as it was developed in spring 2012.

A \$40,000 grant was received from Great Outdoors Colorado for the District to complete our first ever Master Plan for Parks and Recreation Services, which will be used in 2013 and beyond to help direct the District's future efforts in those areas.

A District after-school program was developed to help fill an identified community need for after school care for young families.

A record number of volunteer hours were worked on behalf of the District & HOA in 2012 - 1027 hours!

HAPPY NEW YEAR

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DISTRICT PROGRAMS

If you need information or have ideas, suggestions or thoughts on classes, activities, or adult trips, please give us a call at 303-307-3243, 720-641-4801 or email: murray@gvrmetrodistrict.com
(Disclaimer: Meeting dates & times subject to change or be canceled. Please call to confirm.)

New for 2013

Join the Lunch Bunch



New & exciting restaurant every month

Departing location:
GVR Metro District office
(18650 E. 45th Avenue)

Departing every second Wednesday
of the month at 11:30 am

SENIOR/ACTIVE ADULT TRIPS - 2013:

Boulder Dinner Theater - March 17

Celestial Seasonings (tour) - April 19

Mystery Dinner - May 17

Wildlife Experience - June 28

Senior Law Day - coming in July

Lady Luck Casino - coming in August

Need help with Basic Computer Concepts, Word, PowerPoint or Outlook?

These are just a few of the computer classes that are now being offered through the GVR Metro District.

For more information, pricing or class schedule, please call La Vetta at 303-307-3243,

cell 720-641-4801

or visit our website

www.gvrmetrodistrict.com



After-School Camp September 2012 - May 2013



Beyond the Rainbow

Sign your children up today!

SEE ABOVE FOR CONTACT INFORMATION AND TO SIGN UP



Goal driven budget a high priority for District Board in 2013

by Andrew Pimental, District Manager and Micaela Duffy, District Accountant

The 2013 GVR Metropolitan District Budget was approved at the November 21, 2012 District Board meeting. This budget has several goals that will drive the District forward in a clear direction. The adopted budget did have an increase in property taxes when compared to the past couple of years for these specific goals.

First, the District has the ability to pay off its General Obligation Debt early and penalty free in December of 2014. The District had analyzed the financial fund balances for the District, the money that would be saved with prepayment of the final five years of the bond debt, and made the determination and commitment that prepayment made sense. In committing to this, it did result in the need to increase the Debt Service mill levy for the District budget by 4 mills of property taxes. *However, in the 2015 budget and beyond, the 12+ mills of property taxes collected for debt payments will be terminated and the District tax rate will potentially be reduced by a significant amount at that time.*

Second, the District has taken pride in the landscape and care services of the common areas and the HOA services it provides for the community in partnership with the Master Homeowners Association. Unfortunately, costs associated with providing these services continue to rise. These costs include added personnel and benefit costs to provide the services, as well as increases in utilities (mainly irrigation water for the community turf areas), and office supplies. Lastly, the District is participating with the community in a Master Planning process for Parks and Recreation Services in 2012 & 2013. There is a small increase in the operations budget to allow for some small ticket items to be accomplished, as identified, through the Master Planning process. Overall, the increase in the operations portion of the District budget comes to 1.8 mills of increased property taxes for 2013.

The good news is that an amended agreement was reached between the Master HOA and the GVR Metro District to continue the services being provided by the District. In comparison to the previous model where the HOA was self run, the overall annual savings is computed to be a net of \$136,000.

In summary, the District is providing more services on behalf of the community than we were in 2009 and our property tax collection is still actually lower than that year! Through operating efficiencies and hard work by our District staff and Board of Directors, we continue to be very conscious in being conservative stewards of these public funds.



GVR Library News

After Hours Murder Mystery Night: Book Fair of Death!

By: Brooky Parks, Librarian, Denver Public Library - GVR

During Teen Read Week in October 2012, the Green Valley Ranch Teen Advisory Board (GVR TAB) hosted the first ever After Hours Murder Mystery Night. The Green Valley Ranch Library closed on the evening of October 19th, then re-opened their doors later that night to allow registered teens back into the library for this special event. TAB members (and a few GVR staff members!) assumed the roles of the characters in the *Book Fair of Death!* and gave a fantastic performance. Teens enjoyed refreshments while they questioned suspects, examined evidence and attempted to solve the mystery of who killed best-selling author Emily Thornton. The first three teens who correctly identified the killer and the weapon that was used, won prizes. After the show, teens had the opportunity to socialize with each other and meet TAB members. It was an evening filled with mystery and fun! Make sure to keep an eye out for the next TAB sponsored event!



The GVR TAB is a leadership group of talented teens who meet regularly, volunteering their time to give librarians guidance about better serving teens and library program ideas for our community. They also advise the library on materials to purchase, and assist with special projects. For more information about the GVR TAB, visit <http://teens.denverlibrary.org/teen-advisory-board-green-valley-ranch-branch> or contact Brooky at 720-865-0310.



PRESCHOOL SHOWCASE

Presented by the Denver Preschool Program

**LOOKING FOR PRESCHOOL? CONCERNED ABOUT THE COST?
WONDERING WHERE TO START?**

NOW is the time to start looking for preschool for next year. Join special guests Curious George and Clifford, the Big Red Dog from 9 a.m. to 1 p.m. Saturday, January 12 for the first-annual Preschool showcase presented by the Denver Preschool Program. The fun *and free* event offer families a convenient way to explore more than 250 preschools from across the metro area all in one place - the Tivoli Student Union on the Auraria campus (900 Auraria Pkwy). In addition, free haircuts, tuition support tips, and a number of educational health activities will be provided. Montessori School of Washington Park, Children's Outreach Project, Mile High Montessori Early Learning Centers, The Rise School of Denver, and Catholic Charities are among the many preschools that will be present.

Planning to attend? Email Ellen@dpp.org or call 303-5954DPP(4377). Approved by Denver voters in 2006, the Denver Preschool Program is a tax-funded initiative that provides tuition support to all Denver families - regardless of income - with a child in their last year of preschool before kindergarten. This money can be applied at any one of a wide variety of more than 250 preschools all across the metro area. Visit DPP.org for more.



District Manager's Message

by Andrew Pimental, District Manager

2013 - What will this year provide for the residents of Green Valley Ranch?

Now that we have completed about 2/3rds of the Master Planning work, we have a better idea on what residents of the community support. We will be using this information to help steer our efforts for the future of Green Valley Ranch. In this article, I will explain some of the work that has been done, as well as, highlight some of the items that we are looking to accomplish in 2013 and the near future.

It really was no surprise to anyone that the number one item desired in the survey was an indoor pool. This was discussed several times in the past and cost always seems to be the fear factor that stalls it time and time again. To build an indoor pool to today's standards and designs, we would be looking at a total price tag of roughly \$8,000,000! The total net operating costs, even with a very well run pool will also add about \$350,000 to the operator's budget each year as well. With this all in mind, and knowing that the Recreation Center was designed and built with an intention of adding a pool at a later date, our District is going to approach the City of Denver and other stakeholders in the area to identify a realistic timeframe where a pool may be added to this facility. The continued pending economic recovery, financial details and infrastructure costs, as well as logistics of operations will all need to be analyzed to see if a pool makes sense for this community, and when it could happen.

Some other items that were identified in the survey and through the feedback received included:

Adding more programs for different audiences including; more fitness related programs, more kid's programs, youth sports, adult sports and added senior programs. The challenge we may find in adding some of these opportunities are the same challenges that we have experienced in GVR for the last five years... once they are coordinated, will people participate? Just at the Metro District, we get requests for programs, we get them coordinated and set up and the same individuals who asked for the program seem to disappear before the program can become sustainable.

There were many comments regarding the recreation center, it's fee schedule, cleanliness and hours of operations. We as the District will be sitting down with representatives from the City's Parks and Recreation Department to discuss all of these concerns and hopefully work with them towards moving forward to better customer service, more and better hours of operations and greater affordability for the community.

We will also have some dates for the final public meetings for the community to have greater community involvement as we finalize this Master Plan. We have had strong participation to date, and hope this continues through the end of the development of our plan. After all, this is the Community's plan and the community needs and deserves to be involved through the end!

Thank you to everyone that has been part of this process and we look forward to working with you more as things are finished.

WE NEED YOUR COMMITMENT TO USE THE GRAFFITI HOTLINE

About 7 years ago the District created a Graffiti hotline for residents to call whenever they saw graffiti in the Green Valley Ranch community. Over time the hotline has been used less and less and we NEED EVERYONE to learn this phone number and call the hotline EVERY time you see ANY graffiti throughout the community. It could be a small amount of permanent marker on a mailbox - *call it in!* It could be a big spray painted mess all over a fence - *call it in!*

The success of a program like this, mainly coordinated by volunteers, is contingent on the whole community participating. We are very lucky to have the group of guys that work to remove graffiti on a daily basis! Let's all do our part to make sure we are helping out by calling all graffiti items into the GRAFFITI HOTLINE!!!

Just call: 303-307-3247



GVR CONTACT INFO

DISTRICT CONTACTS :

GVR Metropolitan District.....303-307-3240
 18650 E. 45th Ave., Denver, CO 80249
 Andrew Pimental, District Manager303-307-3246
 GVR Metro District after hrs. emergency.....720-641-2769
 Email.....info@gvrmetrodistrict.com
 Website.....www.gvrmetrodistrict.com

**The Metro District Office is currently not available for public rental*

METRO DISTRICT BOARD MEMBERS:*

- Michael George, President**
- Fenna Tanner, Vice President**
- Mary Schumer, Secretary**
- Anthony Noble, Treasurer**
- Elaine Smith, Director**
- Michael Haskins, Director**
- Roger Rohrer, Director**

**To contact the Board,
 please call 303-307-3240
 or email board@gvrmetrodistrict.com*

NEWSLETTER COORDINATOR:

Dee Mares.....303-307-3240
 Email.....DMares@gvrmetrodistrict.com

MASTER HOME OWNERS ASSOCIATION for GREEN VALLEY RANCH AND OTHER HOA CONTACTS FOR GVR:

Master HOA (South of 48th Avenue).....303-307-3240
 Master HOA Fax (South of 48th Avenue)303-307-3250
 Email.....info@gvrhoa.com
 Website.....www.gvrhoa.com
 MSI-Town Center (North of 48th Avenue)303-420-4433
 Carriage Park: CPMG.....303-671-6402
 Bungalows: Westwind Mgmt.....303-369-1800

The opinions expressed in this newsletter are those of the individual authors and not of the Board of Directors or the publisher.

Neither the Board, publisher, nor the authors intend to provide any professional service or opinion through this publication.

DENVER CONTACTS:

311 Call Center, *within Denver*.....Dial 3-1-1
 OR720-913-1311
 Animal Control.....Dial 3-1-1
 DIA Noise "Complaint Line".....303-342-2380
 GVR Graffiti "Hotline".....303-307-3247
 Green Valley Ranch "Hotline"303-307-3248
 Neighborhood Inspection Services.....720-865-3200
 EMERGENCIES.....Dial 9-1-1
 Police: Non-emergency.....720-913-2000
 Police: District 5 Station303-376-2300
 Sherikera Heflin Herrera (Community Resource Officer)303-376-2317
 Brandi Thomas (Community Resource Officer).....303-376-2305
 City of Denver Street Maintenance/
 Street Snow Removal.....Dial 3-1-1
 Xcel Energy (street light outage reporting).....1-800-895-4999
 Post Office (4710 Nome Street)303-371-8783
 GVR Library (4856 N. Andes Ct.)720-865-0310

SCHOOLS:

Denver Public Schools.....720-423-3200
 Green Valley Ranch Elementary School.....720-424-6710
 Marrama Elementary School.....720-424-5820
 Martin Luther King Jr. Early College.....720-424-0420
 Omar D. Blair Edison Charter School.....303-371-9570
 Florida Pitt Waller K-8 School.....720-424-2840
 DSST303-320-5570
 SOAR720-287-5100
 Vista Academy-Middle & High School720-423-7650

COMMUNITY CONTACTS:

GVR Boy Scouts (Richard).....303-514-0399
 GVR Cub Scouts (Shannon).....303-374-8824
 GVR Girl Scouts.....303-371-2072
 GVR Golf Club.....303-371-3131
 GVR Pool.....303-373-8713
 GVR Rec Center.....303-375-3857
 GVR RV Storage303-486-8962
 Oakwood Homes Corporate Office.....303-486-8500

**The Metro District & HOA
 offices will be closed the
 following days:
 New Year's Day:
 Jan. 1st
 President's Day:
 Feb. 18th**

January/February 2013

GREEN VALLEY RANCH NEWS

A Covenant-Protected Community

A community newsletter coordinated by the Master Homeowners Association of Green Valley Ranch

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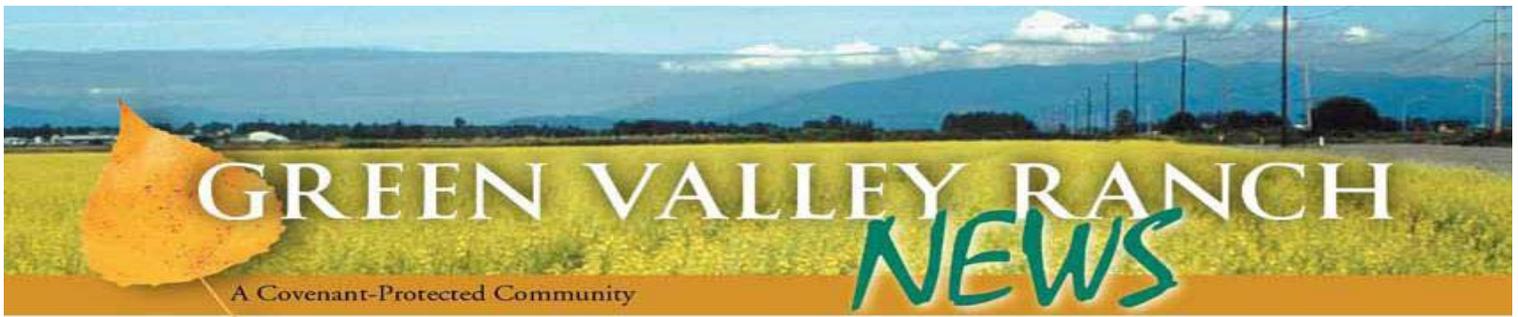
Page 6: Be Aware and Be Safe!

Green Book Revisions!

The Green Book Committee re-convened to review the rules and regulations of the community and make any changes that they think would be beneficial to the community. If you have any changes you would like to see, please send them to Peggy (HOA Supervisor) at manager@gvrhoa.com. Additionally, homeowners are welcome to attend the meetings. The Committee meets the first Tuesday of each month. The meeting in January will be re-scheduled due to the holiday - please check our calendar on our website for the new date.

GVR Metropolitan District
18650 East 45th Avenue
Denver, CO 80249





A community newsletter coordinated by the Master Homeowners Association of Green Valley Ranch

Peggy Ponders

By Peggy Ripko, HOA Supervisor



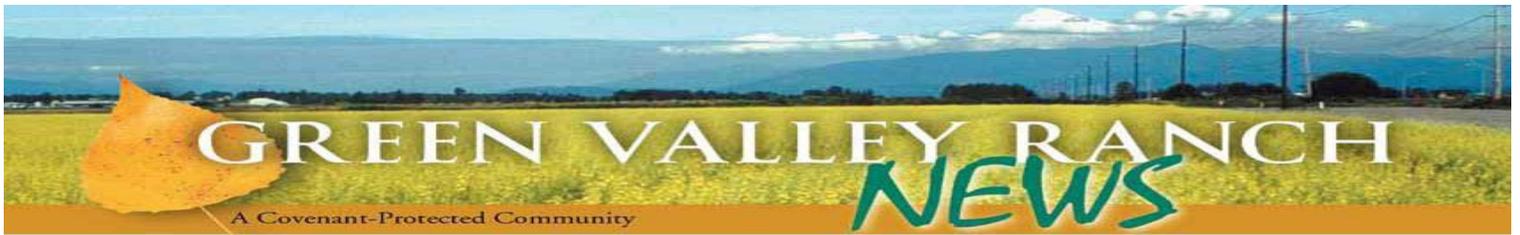
2012 is winding down and as it does, so does the second year of the Metro District providing services for the GVR HOA. Year one was a year of changes to eliminate processes that were in-efficient and costly. It was a year focused on consistent enforcement throughout the entire community and educating homeowners in the rules and processes of the Association.

The focus of year two was to continue consistent and fair enforcement. Both myself and Teri, the Assistant Inspector, evaluate each home individually according to the rules. If there is a violation the home gets a letter regardless of who lives there! We have sent violation letters to committee members, HOA Board members, District Board members and co-workers. This goal of consistent and fair enforcement will continue into 2013 and beyond!

As we look at the past year and the violations we have sent, there are some that stand out as violations that are sent a lot. So here they are- the Top Five Violations of 2012!

1. Landscaping! This can range from some weeds in the lawn to a yard with only dirt. This is by far the number one violation that is sent out. This is also a violation that can severely affect the property values of both the house with the issue as well as surrounding houses.
2. Paint! This can be something as simple as rails or porches needing a touch-up, but in most cases the entire house needs to be painted. In some cases, the paint is so bad that wood is showing through. This isn't just unsightly, but the house can end up with water damage if the wood is not protected.
3. Property Maintenance Violations- This covers anything that requires fixing on a house. It can be a broken garage door, a porch railing that has fallen over, or anything else that needs to be fixed on the house.
4. Trash Cans- This is a simple violation but one that we get a lot of complaints on! Our rules state that homeowners must store their trash cans out of sight- behind a fence or in the garage. Simply putting it on the side of the house or behind a tree won't work!
5. Snow Removal- Snow removal is an important violation for the safety of the other homeowners in GVR. This is just to remove snow on the sidewalk- if you don't want to remove snow on the driveway that is your choice! But the sidewalk must be cleared.

SO here they are; the top violations of the year! Rest assured, that if a violation is of concern to you (trash cans, trailers, etc) we are still sending those letters as well. It just didn't make the top 5! At least, not this year!



A community newsletter coordinated by the Master Homeowners Association of Green Valley Ranch



Joyce Jabbers



Paint Violation – Now?

A paint violation this late in the season isn't making a lot of sense to some of our homeowners. However, getting the violation now does not mean you have to immediately paint. Our goal is to get the paint process started on the homes in need of paint. An Architectural Review Committee Improvement Request Form (ARC form) must be filled out and submitted to the HOA office with paint samples. Even if you are painting the same color, paint samples must still be submitted. This takes time!

When you get the letter, you will have 15-days to submit the ARC form. If you need more time, the HOA staff can grant an extension of up to a month to get the form and samples in. Once the ARC form is submitted, reviewed by the Architectural Review Committee (ARC Committee) and **approved**, you then have six months to paint. You can always request a longer time period, in writing, to the Board of Directors if needed. This request is addressed to the Board of Directors and submitted to the HOA office. If your colors are denied, you then have 15 days to resubmit your ARC form with new color samples. The ARC is very good about telling you why you were denied.

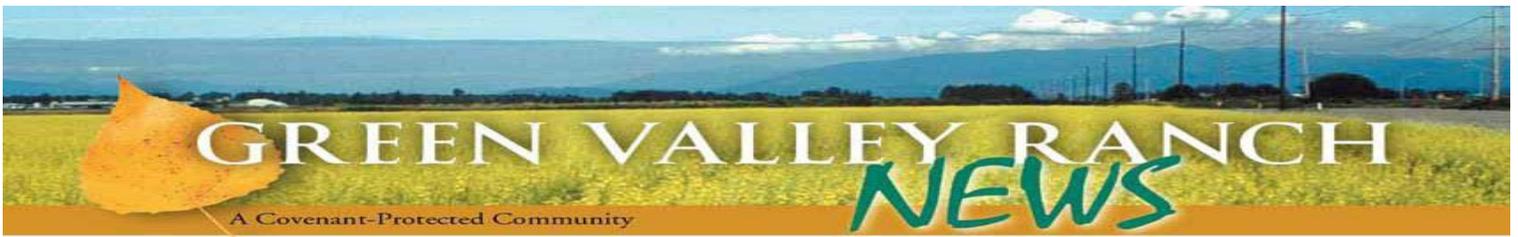
*If you see that your home is in need of paint and you have yet to receive a paint violation, you can take affirmative steps to paint your house. By submitting your form and getting an **approval**, you will then have a year to paint and a violation will not be sent to you within that period.*

Just remember to ensure you have an approval for your paint prior to doing the work. When they are reviewing the forms, the ARC only looks at the two homes on each side of you and the 5 homes across the street. That is the color family you must stay in. For instance, if those homes are pastels, you must stay with pastel colors; if they are earth tones, then you must stay with earth tone colors, etc. If the trims are white or cream, you will not be allowed to go with a colored trim in this area. It does not matter what is in other parts of the community, behind you or even a few blocks away, *you must stay* within these color schemes. The purpose is to maintain the aesthetics of the neighborhood.

If you have any questions about any of this, please feel free to call the office and we will be happy to help. However, please note that the employees in the office cannot approve or deny any requests. Please be thorough with all requests, as the ARC Committee does not have the opportunity to meet most of you who come into the office. If you would like to attend these meetings, they are held at the Metro District office (18650 E. 45th Ave.), starting at 6:00 p.m. Homeowners are welcome and encouraged to attend! However, in order to be reviewed at the meeting, the form must be received one week before the meeting.

Fall/Winter (Oct thru March) – every second Thursday of the month

Spring/Summer (April thru Sept) – every second and fourth Thursday of the month



A community newsletter coordinated by the Master Homeowners Association of Green Valley Ranch

Covenant Corner

From the Residential Improvement Guidelines Book

If you would like a copy of the *Residential Improvement Guidelines and Site Restrictions (the Green Book)*, please stop by the GVR Metro District office located at 18650 E. 45th Ave. to pick it up. Or call the HOA office at 303-307-3240 or email her at info@gvrhoa.com to have one mailed to you.

3.75 Seasonal Decorations

ARC approval is not required if the decorations and their fasteners are installed not more than two (2) weeks prior and removed within two (2) weeks after such season. End of year holiday decorations may be installed not more than six (6) weeks prior and must be removed within four (4) weeks following end of year holidays. Please remain considerate to the neighboring homes when planning large or unusual displays.

Snow Removal in Green Valley Ranch!

The winter season is upon us and we will hopefully have some snow soon! When we do, there are a couple of things to be aware of:

1. Homeowners are responsible for shoveling snow on their sidewalks. Driveways do not have to be done, but sidewalks do! For folks with a corner lot, this includes the sidewalk on the side of your house. **And if you have a mailbox on your property, it is your responsibility to clear the snow around the mailbox.**
2. The City of Denver is responsible for snow removal in the streets. Their policy regarding residential streets is below. Please note the limited times they will be plowing the residential streets.

From the City of Denver Public Works Snow Removal Overview:

The Residential Snow Plow Program was created during the blizzards of 2006-07 to keep residential streets, or side streets, passable. This program is meant to shave off the very top few inches of snowpack to prevent the deep rutting that occurs when snow freezes, rendering the street un-drivable. The residential plows do not bring the street to bare pavement; they only make the street more drivable and ultimately safer. We consider deploying this program to be an emergency measure only used under specific criteria because it employs such expensive and extensive resources. Because of these reasons, the residential plows do not deploy every time snow falls.

Criteria for calling out the residential plows:

- Between November 15 and March 15 only
- 12 inches or more of snow predicted
- Accompanied by prolonged freezing temperatures
- The Manager of Denver Public Works recommends this program to the Mayor when necessary.

3. One result of the scarcity of plowing is that some streets in GVR tend to get flooded when the snow starts to melt. If the snow isn't removed from in front of the street drain then the water backs up as it tries to drain. If the drain is blocked it creates a dam and the water pools, sometimes over sidewalks and far into the street. If that happens, you can call the city and they will come out and clear that area!

No Secrets!

By Peggy Ripko, HOA Supervisor

GVR HOA members are welcome and encouraged to read official association documents. There's nothing secret about the business of the association. In fact, you should already have copies of key documents like the bylaws or rules. Other common documents that are open for members to review include:

- ◆ Board meeting minutes
- ◆ Insurance policies
- ◆ Financial statements and annual audits
- ◆ Declaration and bylaws
- ◆ Rules and regulations, aka The Green Book
- ◆ Current contracts
- ◆ Leases and agreements
- ◆ Ballots and proxies



Here's how to gain access:

- ◇ Send the board a request in writing specifying exactly what records you wish to review, the date of those records and the purpose of your request. The form that is required is a part of the Records Inspection Policy, available on-line.
- ◇ The board will respond to your request within 5 business days. During that time the board or manager will locate the correct documents and get them ready for you.

For more information, see the Records Inspection Policy on our website!

Homeowners Take Advantage of Paint Discounts

By Peggy Ripko, HOA Supervisor



Several months ago, Home Depot contacted the Association asking if we wanted to participate in their Preferred Painter Program. The program, which is usually used by paint contractors, is designed to give regular customers to Home Depot a discount on paint. The discount started at 10% off of Behr paints and quickly rose to 15% when \$4,000 of paint had been purchased. The discount again rose to 20% when \$7,500 of paint had been purchased by GVR homeowners. This is the highest discount that Home Depot offers and our homeowners have been making use of it! To date, homeowners in Green Valley Ranch have purchased over \$55,000 of paint from Home Depot to improve their houses, both inside and out!

Please note- this discount is for homeowners who are painting their house and should not be used by professional painters. There were several instances over the summer where a professional painter went to Home Depot asking to use the discount to paint homes all over the Denver metro area. In one case, the painter was asking for a discount from paint already purchased! Home Depot extended this discount to the homeowners in the community to help them improve their homes and improve the neighborhood. Please respect the rules that Home Depot has set up for us, so we can continue to use this wonderful cost-saving opportunity!

As we drive around the community, it's easy to see the homes that have been painted, as they look great! Please remember, though, if you are painting, an ARC form must be submitted prior to the work starting. This is true even if you are painting the house the same color.



A community newsletter coordinated by the Master Homeowners Association of Green Valley Ranch

Be Aware and Be Safe!

Reports of thefts in Green Valley Ranch have been growing over the past several months. Below we have some tips that are from the Denver Police Department website on how to help protect yourself and your home! For more information, please go to our website at www.gvrhoa.com and click on the links to DPD statistics and other suggestions for safety.

If you are alone in your home:

- ◆ Keep your house locked when you are away as well as when you are home and use deadbolt locks to secure your home.
- ◆ NEVER under any circumstances let anyone know you are alone in the house.

Door Locks:

Keep your house locked when you are away as well as when you are home and use deadbolt locks to secure your home. The deadbolt lock has a bolt that must be activated by a key or thumb turn. It offers good security because it is not spring activated and cannot be opened with a credit card. Deadbolt locks should meet these criteria to be a good security device:

- ◆ The bolt must extend a minimum of 1 inch and be made of case hardened steel.
- ◆ The cylinder guard must be tapered, round and free spinning to make it difficult to grip with pliers or a wrench. It must be solid metal – not hollow casting or stamped metal.
- ◆ There should be at least a five pin tumbler system or equivalent locking device.
- ◆ The connecting screws that hold the lock together must be on the inside and made of case hardened steel. No exposed screw heads should be on the outside.
- ◆ The connecting screws must be at least one-fourth inch in diameter and go into solid metal stock, not screw posts. A heavy duty strike plate helps strengthen door frames better than a regular strike plate. (A strike plate is the jamb fastening that receives the deadbolt in the locking position.) The heavy duty plate uses four to six, three inch screws, not two, three-fourth inch screws used in regular plates. The longer screws go through the frame into the jamb making it harder for someone to split the frame when kicking the door. A heavy duty strike plate will strengthen the door jamb and reinforce the lock.

Continued on page 7



A community newsletter coordinated by the Master Homeowners Association of Green Valley Ranch

Continued from page 6, Be Aware and Be Safe!

Window Locks:

- ◆ Many burglars make entry into residence through open windows so make sure that they are always closed and locked even when you are home.
- ◆ *Use auxiliary locks:* Pin your windows or add an auxiliary lock to your double hung windows. This type of mechanism will allow you to secure your window when you open it (5 inches or less) for ventilation. Newer windows have higher quality locks while older double hung windows are easily jimmied or pried open. Double hung windows can be secured by taking these simple, inexpensive precautions:
 - ◆ Drill a hole at a downward angle through the first sash and into, but not through, the second sash. Then pin window by driving a nail into the hole. Pinning braces the window against prying. More holes can be drilled to pin the window open for ventilation.
 - ◆ Keyed locks are available for windows. If used, master key all window locks and show children how to use them. Do not use keyed locks on windows in sleeping areas.

Keep the Home Fires (Safely) Burning

Source: CAI (Community Association Institute)

One of winter's great pleasures is relaxing in front of a warm, cozy fire. For most months of the year, however, the fireplace stands idle, and these long periods of disuse can lead to hazardous conditions when you light your first fire of the season.

Your fireplace needs regular care and cleaning to assure a safe and roaring fire. Creosote, a flammable, tar-like substance that accumulates in the firebox, chimney and flue, should be removed by a professional once a year, eliminating the worry of a potential fire hazard. Your chimney should also be inspected annually to ensure there are no structural problems.

Clean your fireplace and its accessories regularly to prevent the accumulation of soot, ashes and creosote tars. The following guidelines will help you keep your fireplace in good working order throughout the wood-burning season:

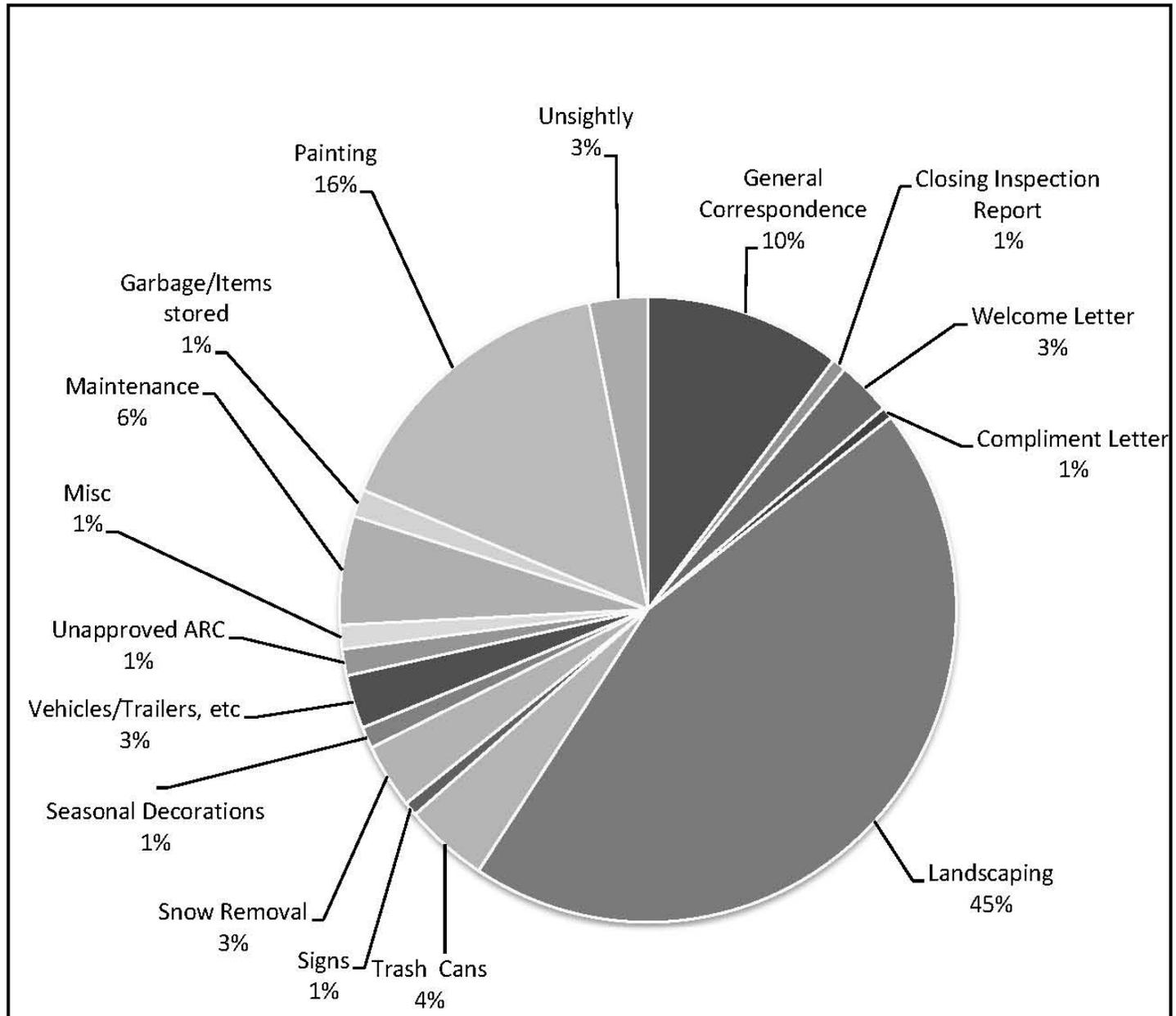
- Vacuum or sweep the hearth weekly to prevent dust and soot buildup. Do not sweep or vacuum until all embers have been extinguished for at least 12 hours.
- Burn only well-dried, seasoned wood to minimize dangerous creosote buildup and reduce the risk of toxic fumes and excessive smoke.
- Don't use water to drown a fire except in case of an emergency. Water will make a paste of the ashes, which is difficult to remove.
- Don't use an abrasive cleanser inside the fireplace; many such cleaners leave a flammable residue. Instead use a stiff-bristled brush to gently scrub the walls of the firebox.
- When cleaning your fireplace, sprinkle damp coffee grounds over the cooled ashes to keep down the dust.

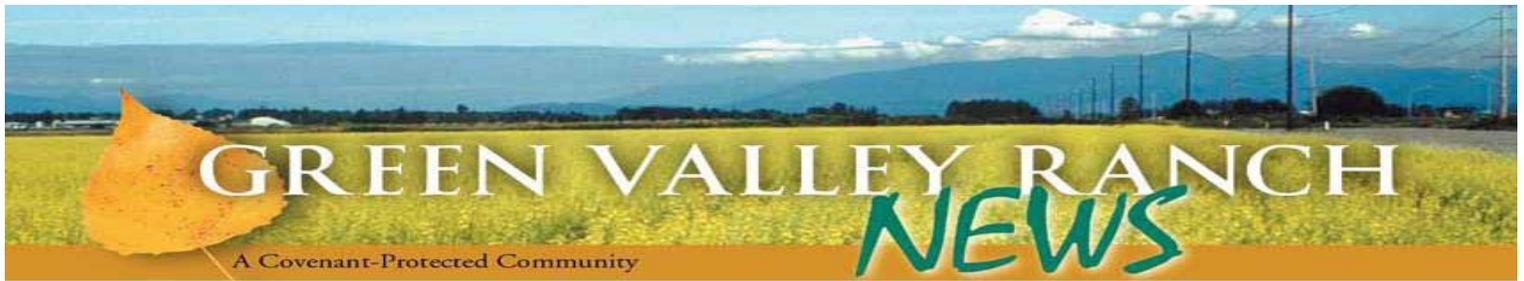
For more tips on fireplace care and maintenance, as well as kerosene heaters, wood-burning stoves and furnaces, download the U.S. Fire Administration brochure, *Winter Fires: Safety Tips for the Home*, at www.usfa.fema.gov/downloads/pdf/publications/fa-249-508.pdf.

A community newsletter coordinated by the Master Homeowners Association of Green Valley Ranch

2012 Violation Update!
By Peggy Ripko, HOA Supervisor

The graph below shows the breakdown of letters that have been sent to GVR homeowners year to date, both violation letters and general correspondence. If you would like more information, please feel free to contact the HOA office.





A community newsletter coordinated by the Master Homeowners Association of Green Valley Ranch

CLASSIFIED ADS



**Debbie's Affordable
House Cleaning and Moveout**

Debbie Jasso
303-954-9981

Contact Debbie for free estimates
Green Valley Ranch/Aurora areas
No house is too big or too small!

**For the Green Valley Ranch News
Bi-monthly advertising rates, questions
or further info,
please contact the HOA Bookkeeper,
Karen Jordan at 303-307-3240
or email kjordan@gvrhoa.com.**

**Habitat for Humanity Metro Denver
Partnerships**

*Source: Jarrod Szydowski, AmeriCorps Deconstruction VISTA,
Habitat for Humanity of Metro Denver*

Hello!

I am reaching out to neighborhood associations and other registered neighborhood organizations to raise awareness about Habitat for Humanity's opportunities for volunteerism as well as free deconstruction services for all Denver area homeowners. Habitat for Humanity of Metro Denver is a non-profit organization that strives to provide simple, decent, affordable housing for hardworking, low-income families. We have volunteer opportunities in both home construction and in our ReStore Home Improvement Outlets.

We are also excited to offer all Denver homeowners free deconstruction services. We work with homeowners and contractors to identify salvageable materials prior to remodeling projects for donation to our ReStores, which raises money for our construction program. All homeowners receive a tax-deduction for all materials accepted for donation.

This year, we have been fortunate to work with a number of neighborhood organizations to directly connect with Denverites through public service announcements in community newsletters and presentations at neighborhood association meetings. We wish to continue to build new relationships with neighborhood groups and hope you'll consider helping us forge new connections with your community members. Please don't hesitate to contact me by email, jarrod@habitatoutlet.org or phone, 720-934-7366 if you have any questions or if you'd be interested in collaborating with Habitat.

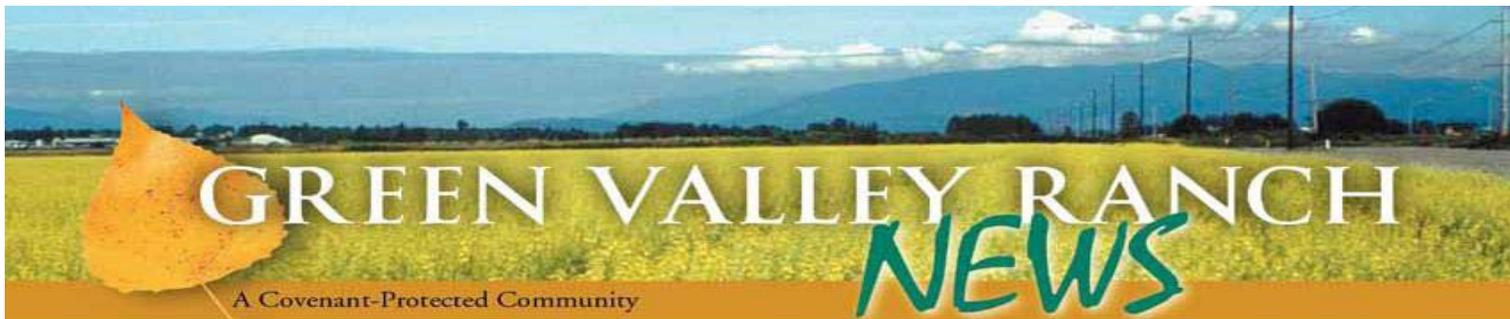
Everyblock - Denver!!!!

Source: Michael Sapp, Jr., Director of Neighborhood Relations, Office of the Mayor, City and County of Denver

I wanted to let you know about EveryBlock, a neighborhood news website that's new to Denver. It's a great resource for following your neighborhood's latest news, crime reports, business reviews, and other local information. You can also post and connect with neighbors around your own messages and events, and neighborhood organizations can share news and events directly with their community.

Go to denver.everyblock.com to learn more about EveryBlock and create your free account.

If you are interested in learning more about the EveryBlock or want to play a greater role in getting out the word to your neighborhood about EveryBlock, please contact Marina Gordon @ feedback@everyblock.com.



A community newsletter coordinated by the Master Homeowners Association of Green Valley Ranch

HOA BOARD OF DIRECTORS

President.....James Tanner
 Vice President.....Paula McClain
 Secretary /Treasurer.....Mariann Toomey
 Director.....Ardith Duke
 Director.....Toni Palmer
 Director.....Richard Darby
 Director.....Matt Stallman

HOA DISTRICT DELEGATES

District 1: J' Amy McLellanSee website for info
District 2: Vacancy.....No Representation
District 3: Vacancy.....No Representation
 District 4: Ron Mace.....303-371-6445
 District 5: Yvette AndersonSee website for info
District 6: Vacancy.....No Representation
District 7: Vacancy.....No Representation
 District 8: Jennifer Zerra413-427-1410
 District 9: Fred Hales.....303-371-5340
 District 10: John Smith..... 303-373-4156
District 11: Vacancy.....No Representation
District 12: Vacancy.....No Representation
 District 13: Roger Rohrer.....720-341-9553
 District 14: Fenna Tanner.....303-375-8295
District 15: Vacancy.....No Representation
 District 16: Toni Palmer.....tonireed14565@msn.com
District 17: Vacancy.....No Representation
District 18: Vacancy.....No Representation
District 19: Vacancy.....No Representation
 District 20: Amy Itticraichareon.....spotamy@gmail.com
District 21: Vacancy.....No Representation
District 22: Vacancy.....No Representation
District 23: Vacancy.....No Representation
 District 24: Rueben EspinosaSee website for info
District 25: Vacancy.....No Representation
District 26: Vacancy.....No Representation

**Green Valley Ranch HOA
 is located in the Metro
 District Admin Building
 18650 E. 45th Avenue
 Denver, CO 80249**

**Phone #: 303-307-3240
 Fax #: 303-307-3250**

Email: info@gvrhoa.com

Please Note

Please submit “Letters to the Editor” & articles of interest (300 words or less preferably) to the newsletter coordinator by 5:00 P.M. the 1st of the current month. All submissions must be signed and include a daytime phone number in case the coordinator needs to clarify information. When the letter is printed, names will be withheld upon request. GVR HOA reserves the right to edit for clarity and/or space.

Thank you.

The Metro

January 2013



COMMUNITY CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p><i>Disclaimer: Meeting dates & times subject to change. Please call the office to confirm.</i></p>		<p>1 The District & HOA offices will be CLOSED for New Years</p>	<p>2</p> <p>← Winter - Youth Day Camp @ Florida Pitt Waller →</p>	<p>3 Arc forms due</p>	<p>4</p>	<p>5 FIFTY PLUS CLUB - 9 am @ GVR Golf Club (4900 Himalaya)</p>
<p>6</p> <p>Keep an eye on our websites www.gvrmetrodistrict.com & www.gvrhoa.com for up to date calendar information.</p>	<p>7</p>	<p>8</p>	<p>9 Lunch Bunch for Seniors/ Active Adults departs @ 11:30 a.m. Ad Bldg <hr/> HOA Hearing Committee mtg. - 6 pm @ Ad Bldg <hr/> Public Meeting: Presentation of the Master Plan for Parks & Rec @ 6 pm GVR Public Library</p>	<p>10 ARC Committee mtg. - 6 pm @ Ad Bldg</p>	<p>11</p>	<p>12</p>
<p>13</p>	<p>14 Computer Class: Word-Level 1-Part 1- 6 pm-8 pm @ Ad Bldg</p>	<p>15 Computer Class: Word-Level 1-Part 2- 6 pm-8 pm @ Ad Bldg <hr/> CAB Quarterly Community mtg - Evie Dennis Campus @ 6 pm-8 pm</p>	<p>16 GVR Metro Board Mtg. - 6:30 pm @ Ad Bldg</p>	<p>17 Computer Class: Word-Level 1-Part 3- 6 pm-8 pm @ Ad Bldg</p>	<p>18</p>	<p>19 Computer Class: Basic Computer Concepts-9 am-1 pm @ Ad Bldg</p>
<p>20</p>	<p>21 Excel Level 1- Part 1-6 pm-8 pm @ Ad Bldg</p>	<p>22 Excel Level 1- Part 2-6 pm-8 pm @ Ad Bldg</p>	<p>23 HOA Board Mtg - 6:00 pm @ Ad Bldg</p>	<p>24 Excel Level 1- Part 3-6 pm-8 pm @ Ad Bldg</p>	<p>25</p>	<p>26 Computer Class: Windows 7- Part 1 9 am-1 pm @ Ad Bldg</p>
<p>27</p>	<p>28</p>	<p>29</p>	<p>30</p>	<p>31</p>		

*Ad Building is located at 18650 E. 45th Avenue

The Metro

February 2013



COMMUNITY CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p><i>Keep an eye on our websites www.gvrmetrodistrict.com & www.gvrhoa.com for up to date calendar information.</i></p>					1	2 FIFTY PLUS CLUB - 9 am @ GVR Golf Club (4900 Himalaya)
3	4 Computer Class: Word-Level 1-Part 1-6 pm-8 pm @ Ad Bldg	5 Computer Class: Word-Level 1-Part 2-6 pm-8 pm @ Ad Bldg	6	7 Arc forms due Computer Class: Word-Level 1-Part 3-6 pm-8 pm @ Ad Bldg	8	9 Computer Class: Basic Computer Concepts-9 am-1 pm @ Ad Bldg
10	11 Excel Level 1-Part 1-6 pm-8 pm @ Ad Bldg	12	13 Lunch Bunch for Seniors/ Active Adults departs @ 11:30 a.m. Ad Bldg <hr/> HOA Hearing Committee mtg. - 6 pm @ Ad Bldg <hr/> Computer Class: Word-Level 1-Part 2-6 pm-8 pm @ Ad Bldg	14 ARC Committee mtg. - 6 pm @ Ad Bldg Computer Class: Word-Level 1-Part 3-6 pm-8 pm @ Ad Bldg	15	16 Computer Class: Windows 7- Part 1 9 am-1 pm @ Ad Bldg
17	18 The District & HOA offices will be CLOSED for President's Day	19	20 GVR Metro Board Mtg. - 6:30 pm @ Ad Bldg	21	22	23
24	25	26	27 HOA Board Mtg - 6:00 pm @ Ad Bldg	28	<p><i>Disclaimer: Meeting dates & times subject to change. Please call the office to confirm.</i></p>	

*Ad Building is located at 18650 E. 45th Avenue



2013 Special District Transparency Notice

SPECIAL DISTRICT TRANSPARENCY NOTICE - 2013

Pursuant to section 32-1-809, Colorado Revised Statutes

This information must be provided to the eligible electors of the district between November 16, 2012 and January 15, 2013.

Name of special district:	GVR METROPOLITAN DISTRICT	
Address and telephone number of district's business office:	18650 E. 45 TH AVE. DENVER, CO 80249 303-307-3240	
Name and telephone number of manager:	ANDREW PIMENTAL, DISTRICT MANAGER 303-307-3246	
Time and place designated for regular board meetings:	GVR METROPOLITAN DISTRICT ADMINISTRATION BUILDING 18650 E 45 TH AVE DENVER, CO 80249 THIRD WEDNESDAY OF EVERY MONTH at 6:30 PM	
Posting place designated for meeting notice (as per §24-6-402(2)(c), C.R.S.):	ADMINISTRATION BUILDING, BARN STORE COMPLEX ON TOWER AND 47 TH , AND ON HIMALAYA AND 40 TH	
District mill levy:	32.957, for levy in year 2013	
Total ad valorem tax revenue received by district during 2012	\$1,690,511 collected as of November 30, 2012	
Names of board members (Check applicable boxes for any board member whose seat will be on the ballot at the May 2014 election.)	(1) Michael George, President This office will be on the May 2014 ballot. Two-year term <input checked="" type="checkbox"/> Four-year term	(2) Fenna Tanner, Vice President This office will be on the May 2014 ballot. Two-year term <input checked="" type="checkbox"/> Four-year term
	(3) Anthony Noble, Treasurer Two-year term <input checked="" type="checkbox"/> Four-year term	(4) Mary Schumer, Secretary Two-year term <input checked="" type="checkbox"/> Four-year term
	(5) Mike Haskins, Director This office will be on the May 2014 ballot. Two-year term <input checked="" type="checkbox"/> Four-year term	
For seven-member boards:	(6) Roger Rohrer, Director Two-year term <input checked="" type="checkbox"/> Four-year term	(7) Elaine Smith, Director Two-year term <input checked="" type="checkbox"/> Four-year term
Date of next regular election	May 6, 2014	
Self-nomination forms may be obtained from:	Name: Micaela Duffy, Assistant Designated Election Official Contact information: 303-307-3242, or at www.gvrmetrodistrict.com	
Self-nomination forms should be returned to:	Name: Sandy Thomas, Designated Election Official Contact information: 303-770-2700	
Completed forms must be received by the district by:	February 28, 2014, no later than 5 p.m.	
District election results will be posted on these websites:	Secretary of State www.sos.state.co.us	District or other website: www.gvrmetrodistrict.com
Applications to request permanent mail-in voter status (Enter county or counties in which the district is wholly or partially located.)	may be obtained from: Denver County Clerk and Recorder Or online from Secretary of State	and may be returned to: Denver County Clerk and Recorder
Notice completed by:	Name: Andrew Pimental Title: District Manager manager@gvrmetrodistrict.com	Notice Dated: December 13, 2012 Some information herein may be subject to change.



Upcoming Activities for Seniors/Active Adults

Lunch Bunch 2013

Second Wednesday of every month



- * January 9, 2013 Senior Ric's (Mexican)
- * February 13, 2013 Landry's Seafood
- * March 13, 2013 Assignments for Lunch (Italian)
- * April 10, 2013 Panda Buffet
- * May 8, 2013 Emil-Lene's Steakhouse
- * June 12, 2013 Panera Bread

All depart from Ad Bldg at 11:30 am

*For more information contact La Vetta Murray @720-641-4801 or 303-307-3243. Please sign up at least 3 business days prior to trip date. *Note: For a trip not to be canceled, we need a minimum of (5) five participants signed up.*

Senior/Adult Day Trips 2013

- *Boulder Dinner Theatre (Church Basement Ladies) Sunday, March 17, 2013
Departing: 10:45am
- *Celestial Seasonings (tour) Friday, April 19, 2013 Departing: 10:00am Returning: 2:00pm
- * "Mystery Dinner" Friday, May 17, 2013 Departing: 4:00pm Returning: 7:00pm
- * "Wildlife Experience" Friday, June 28 Departing: 10:00am Returning: 2:00pm
- * "Senior Law Day" coming in July 2013 
- * "Lady Luck Casino" coming in August 2013



Important Information During Drought Conditions

Clover and Other Mites of Turfgrass

Source: W. S. Cranshaw, Colorado State University Extension Entomologist and Professor, Bioagricultural Sciences and Pest Management

Many species of mites are common in Colorado turfgrass. Some, such as the oribatid or “hardshell” mites are important in the breakdown of thatch and the recycling of nutrients. Others are important predators of pest insects and mites. Three spider mites species are among those that damage Colorado turf: clover mites, Banks grass mites and brown wheat mites.

CLOVER MITES are a common type of spider mite in Colorado. They breed outdoors on turfgrass, clover and other plants during spring and fall. During October and November, clover mites seek protected areas to overwinter and may move into homes in large numbers. This also occurs from late February through early May. They are a common indoor nuisance problem in either time.

Clover mites are smaller than the head of a pin and range in color from reddish or brown to dark green. Under close examination they have an unusually long pair of front legs, which distinguishes them from the common spider mites found on garden plants.

Clover mites are most often encountered as nuisance pests in homes. During warm days in fall and spring, large numbers of clover mites may become active and enter homes through cracks around windows and doors. South-facing walls usually are more heavily infested. The crawling mites may spread to walls, curtains, furniture and carpet. Typically, Clover mites are described as “walking dust specks”. Although they do not bite people, transmit diseases or feed on household furnishings, they can be a serious nuisance. When crushed, clover mites leave rusty red stains that are noticeable on white surfaces.

During early to mid-spring, clover mites also may damage turfgrass around building foundations and in other warm, dry areas of a lawn. Feeding damage appears as small, meandering silver streaks in the leaves. When mite populations are high, leaves may be extensively injured and die. Areas of grass extending several feet from the building foundation may be totally killed, appearing as light brown, irregular dead patches.

Clover mite injury to turf is commonly mistaken for winter kill and usually is found in the same sunny, dry area of the lawn where winter drying problems occur. Furthermore, almost all injury occurs within 10 feet of a building, tree or some other upright surface. This is because clover mites periodically climb out a lawn and shed their old skins and lay eggs.

Clover mites produce two or more outdoor generations during the cooler seasons, feeding on grasses and other plants. However, turfgrass injury occurs only early in the growing season, from February to May. As temperatures warm in late spring, clover mites produce dormant eggs that do not hatch until the return of freezing temperatures in fall. Because of this habit, clover mites are considered cool-season mites, in contrast to many other spider mites that cause greatest damage during warm months.

CONTROL: Migrations of clover mites into buildings can be largely deterred by keeping grass and other host plants away from the base of the foundations. Usually a plant free barrier of about three feet will be sufficient, although sometimes this may also be crossed. Since clover mites almost always enter the sun-exposed sides of buildings (i.e. south, west) this barrier is best established in these areas.

Carefully sealing/caulking all exterior openings through which mites enter can also prevent indoor migrations. Give particular attention to cracks around windows. Clover mites’ migrations can also be prevented by use of a fine layer of various dusts around windows and other points of entry. Talc-containing baby powder, diatomaceous earth, and even baking soda or corn starch may create an effective barrier through which clover mites cannot pass. Clover mites should not be crushed, as they leave a rusty stain, but can be vacuumed. Left alone, clover mite problems end on their own with warm weather in May or early June, forcing them into summer dormancy.

Clover mite populations on lawns can be greatly reduced by providing some supplemental watering to areas where clover mites develop, such as warm, dry areas at the base of sun-exposed walls and around evergreens. This can be supplemented with spot spray treatments of insecticides in those areas where clover mites develop. However, presently there are no highly effective chemical controls for clover mites. Insecticide formulations labeled for use on lawns and that have either the active ingredient bifenthrin or lambda-cyhalothrin are most likely to assist in control of clover mites.

BANKS GRASS MITE is a common mite species in Colorado. It is a serious pest of corn and also damages drought-stressed turf. It causes grass to turn a bleached straw color, often killing it rapidly. The Banks grass mite adapts more to warm weather, than the other common turf damaging mites and is found throughout most of the growing season.

Banks grass mite differs considerably in appearance from the other turf-damaging mites. It is smaller and lighter in color. During most of the season, it is green; the young stages are a paler color. During periods when the mites run out of food or environmental conditions are unfavorable, they may temporarily turn bright red. This mite lacks the elongated front pair of legs of the clover mite. It is related to the spruce spider mite, a common pest of evergreens but with different feeding habits.

Banks grass mite is more destructive to turf than other turfgrass mites. In early stages of feeding injury, there is small, white flecking (stippling) similar to that of other mites. A slight purpling of the injured grass blade may be observed, which also is associated with brown white mite injury. Dead grass takes on brownish-yellow color and the blades are stiff. Under favorable conditions, severe injury can progress rapidly. Almost all serious injury by Banks grass mite is related to drought stress.

Continued on next page





Important Information During Drought Conditions

Continued from pg. 3, Clover and Other Mites of Turfgrass

Banks grass mites spend much of the time feeding and resting at the base of the grass plant. This makes them somewhat difficult to detect and inhibits effective control.



CONTROL: Banks grass mite is a difficult species to control with pesticides. Probably the most effective are turfgrass products that contain either lambda-cyhalothrin or bifenthrin as the active ingredients. These are sold under several trade names.

Base all on control programs on adequate water to the site. This includes fall and winter watering as needed, since populations of the mites can build up during this period. Under conditions of drought, control of the mite is often unsatisfactory.

BROWN WHEAT MITES will occasionally damage turfgrass during spring, similar to the clover mite. Problems generally are associated with areas of drought stress and excessive winter drying. However, unlike the clover mite, populations are not so concentrated around buildings or trees. South-facing hills and highway medians are typically where turf damage by

brown wheat mite can be expected.

CONTROL: Adequate winter and spring watering are important in limiting infestations of brown wheat mite. If conditions promote turfgrass growth, the plants usually outgrow injury. Brown wheat mite appears to be susceptible to insecticides used for control of other turfgrass mites.

Fall and Winter Watering

Source: J.E. Klett, Colorado State University Extension horticulture specialist and professor, horticulture and landscape architecture; and C. Wilson, Extension horticulture agent, Denver County

Dry air, low precipitation, little soil moisture, and fluctuating temperatures are characteristics of fall and winter in many areas Colorado. There often can be little or no snow cover to provide soil moisture, particularly from October through March. Trees, shrubs, perennials and lawns can be damaged if they do not receive supplemental water.

The result of long, dry periods during fall and winter is injury or death to parts of plant root systems. Affected plants may appear perfectly normal and resume growth in the spring using stored food energy. Plants may be weakened and all or parts may die in late spring or summer when temperatures rise. Weakened plants also may be subject to insect and disease problems.

PLANTS SENSITIVE TO DROUGHT INJURY: Woody plants with shallow root systems require supplemental watering during extended dry fall and winter periods. These include European white and paper birches; Norway, silver, red, Rocky Mountain and hybrid maples; lindens, alder, hornbeams, dogwood, willows, and mountain ash. Evergreen plants that benefit include spruce, fir, arborvitae, yew, Oregon grape-holly, boxwood, and Manhattan euonymus. Woody plants benefit from mulch to conserve soil moisture.

Herbaceous perennials and ground covers exposed sites are more subject to winter freezing and thawing. This opens cracks in soil that expose roots to cold and drying. Winter watering combined with mulching can prevent damage.

Lawns also are prone to winter damage. Newly established lawns, whether seed or sod, are especially susceptible to damage. Susceptibility increases for lawns with south or west exposures.

WATERING GUIDELINES: Water only when air temperatures are above 40 degrees F. Apply water at mid-day so it will have time to soak in before possible freezing at night. A solid layer (persisting for more than a month) of ice on lawns can cause suffocation or result in matting of the grass.

Plants receiving reflected heat from buildings, walls and fences are more subject to damage. The low angle of winter sun makes this more likely in south or west exposures. Windy sites result in faster drying of sod and plants and require additional water. Lawns in warm exposures are prone to late winter mite damage. Water is the best treatment to prevent turf injury.

Monitor weather conditions and water during extended dry periods without snow cover – one to two times per month.

NEWLY PLANTED vs. ESTABLISHED PLANTS: Newly planted trees are most susceptible to winter drought injury. Woody trees generally take one year to establish for each inch of trunk diameter. For example, a two inch diameter (caliper) tree takes a minimum of two years to establish under normal conditions.

Trees obtain water best when it is allowed to soak into the soil slowly to a depth of 12 inches. Methods of watering trees include: sprinklers, deep-root fork or needle, soaker hose or soft spray wand. Apply water to many locations under the dripline and beyond if possible. If you use a deep-root fork or needle, insert no deeper than 8 inches into the soil. As a general survival rule, apply 10 gallons of water for each diameter inch of tree. For example, a two-inch diameter tree needs 20 gallons per watering. Use a ruler to measure your tree's diameter.

Newly planted shrubs require more water than established shrubs that have been planted for at least one year. The following recommendations assume shrubs are mulched to retain moisture. In dry winters, all shrubs benefit from winter watering from October through March. Apply 5 gallons two times per month for a newly planted shrub. Small established shrubs (less than 3 feet tall) should receive 5 gallons monthly. Large established shrubs (more than 6 feet) require 18 gallons on a monthly basis. Decrease amounts to account for precipitation. Water within the dripline of the shrub and around the base.

Herbaceous perennial established periods vary. Bare root plants require longer to establish than container plants. Perennials transplanted late in the fall will not establish as quickly as plants planted in spring. Winter watering is advisable with late planted perennials, bare root plants, and perennials located in windy or southwest exposures.