



# The Metro



*A community newsletter coordinated by the GVR Metropolitan District*

**July/August 2013**

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

## ***2013 GVR CAR FEST***

On Saturday, June 1, 2013 the GVR Metro District held the first, of hopefully many GVR Car Fests! This unique car show was held at the Oakwood Homes Corporate office parking lot at 4908 Tower Road, from 4 - 8 PM. We estimated over 800 people came by to check out what has got to be one of the most unique car shows in the state. There were old school hot rods, old muscle car classics, several newer muscle cars, paint jobs that would blow your mind, and some old Chevy models that made it feel like we were back in the late 50's.

The event was put on by the District, but sponsored by Grease Monkey, Brakes Plus, Yo SweetNESS, and Oakwood Homes. We wouldn't have been able to put the event on without these sponsors, so PLEASE show these local companies some love.

At the show, we had a special surprise from the Denver Sheriff's department. They brought their Emergency Response Unit (ERU) Hummer to the event, along with their community outreach staff. The kids were able to get rides in the Hummer as well as try on different tactical gear. What a hit! Thank you Denver Sheriff's Department for this community outreach.

There were also several vendors that sold jewelry, car insurance, roofing, knitted goods, snacks, and jerseys/hats that all did very well for the event. Lastly, we had our local community organizations there recruiting volunteers and giving out information on services provided in the community.

Planning will begin soon for next year's Car Fest and we hope this becomes a great kick off event for a summer full of special community events for Green Valley Ranch each 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: [lmurray@gvrmetrodistrict.com](mailto:lmurray@gvrmetrodistrict.com)  
(Disclaimer: Meeting dates & times subject to change or be canceled. Please call to confirm.)

## Join the Lunch Bunch



New restaurant every month

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

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

## Beyond The Rainbow Summer Day Camp



Now Enrolling kids 5 & Up for a Splashtacular time to remember

June 3 - August 23, 2013

Only \$145 per week 10% sibling discount  
Hot lunch provided, field trips & loads of activities  
Hours: 7am-6pm Mon-Fri

GVR Metropolitan District

18650 E. 45th Avenue, Denver 80249

For more information or to sign-up please contact  
La Vetta Murray, 303-307-3243 or 720-641-4801  
CommunityPrograms@gvrmetrodistrict.com or  
visit us online at [www.gvrmetrodistrict.com](http://www.gvrmetrodistrict.com)

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](http://www.gvrmetrodistrict.com).

## SENIOR/ACTIVE ADULT TRIPS - 2013:

Senior Law Day - July 27, 2013

Lady Luck Casino -  
coming in August 2013

Mt. Vernon Country Club -  
coming in September 2013



# Hot off the Press...



*Hot off the Press* will be a new series of highlighted articles that will be pertinent to the Green Valley Ranch and Far North East Denver Community... by sharing these articles we hope to help get the word out on issues that will impact all of us in this community.

## Summer Reading at Green Valley Ranch Branch Library

Source: *Colleen Galvin, Senior Librarian, Green Valley Ranch Branch*

**Has your family signed up for the Summer of Reading at the Green Valley Ranch Library yet? Children ages 0-17 (Yes, 0! It's never too early to start reading) are encouraged to read throughout the summer to prevent the dreaded summer brain drain. The Library gives away prizes like free books and Elitch tickets to those children who read. Come on by and check it out.**

**Still don't know what to do with your little ones this summer? The Library offers all-ages programs every Monday at 3PM, and teen programs every Friday at 3PM. Check out our Web site for more details: <http://denverlibrary.org/events>**

**Have fun at your local library this summer!**



## Our Little Library Read Aloud Program

Thank you for your interest in the Denver Public Library's Read Aloud Program! This program Impacts children in a meaningful and permanent way; by reading to children once a week, you will help to instill in them a life-long love of books that will help them in school and beyond.

The Read Aloud Program asks volunteers to make a commitment to visit a classroom once a week, usually 14 - 17 weeks depending on the school calendar. There is a fall session, which runs from September - December and a spring session, which runs from January - May. Visits typically last from fifteen minutes to a half-hour and take place during school hours. The books are carefully selected by Read Aloud staff and will be delivered to the Denver Public Library (DPL) branch most convenient to the volunteer. Over the course of the school year, children will hear approximately 140 books. We have substitute readers who can fill in should you need to be away during the season.

If you are interested, I will need a completed application and background check form. If accepted, there will be an obligatory training session for new volunteers. Please call me for the forms you will need and if you have any questions. Thank you for your interest in sharing the love reading with children! I look forward to hearing from you soon.

Sincerely,  
Sarah McNeil  
Read Aloud Coordinator  
Denver Public Library  
720-865-1308  
[SMcNeil@denverlibrary.org](mailto:SMcNeil@denverlibrary.org)





## **Square Up A Waffle Garden**

Warm days, and especially warming soil conditions, make this a prime weekend for planting those seasonal vegetables we all love.

Yet the drought still looms. And this year, in particular, we need to find ways to be even more water wise with the most sustainable of all gardening ventures - the edibles.

Have you heard about "waffle gardens?"

No, it's not a group of grains for growing your own waffle ingredients. It's a technique first developed by Native American Zuni in New Mexico and used off and on by many gardeners ever since.

The "waffle" is a pattern of squares much like the waffle you eat. In the ground variety, the depressions hold water like the waffle holds syrup. Here's how it works: Instead of planting veggies in long rows, plant seeds and starter plants of the same kind within 1 ft. or larger squares that are dug out to be slightly lower than the rest of the garden.

Within each square, lower the soil about 1-2 inches and then rim the edge of the square with a mound of soil about 3-4 inches high. This technique creates a square saucer that holds water and prevents run-off after watering. Visualize syrup in the waffle.

Waffle gardening also makes plants slightly denser than row planting. This tighter form of planting shades the soil which helps hold in moisture. The shade also helps deter weeds.

Other tips for a water-wise edible garden:

After plants are established, apply mulch around the bases of plants. Wood mulch or excess grass clippings from mowing the lawn are good mulches.

Use drip irrigation. It is the most efficient method of watering all plants other than lawns. It is also gardener friendly because you can simply schedule automatic watering via the sprinkler system's timer.

If you grow some edibles in containers, look for seeds that are developed especially for container gardening.

What to plant

This year, de-emphasize the more ornamental plants, like pumpkins, and plant more serious edibles such as:

- Tomatoes
- Tomatilloes
- Herbs
- Peppers
- Squash varieties
- Brussels sprouts
- Beans and peas
- Rhubarb
- Berries, such as raspberries and strawberries

There's nothing more local than the produce you serve just minutes from being picked in your own back yard.

Growing edibles is a sustainable use of resources when we use water wisely.





## District Manager's Message

By Andrew Pimental, District Manager

The wheels are turning...

Towards the end of 2012 and through the first quarter of 2013 our District reached out to the Community to create the area's first Master Plan for Parks and Recreation Services. Through focus groups, stakeholder meetings, public meetings and a statistically valid survey for the community, we gathered some good information and have some great recommendations in our plan from GreenPlay, LLC. The plan is available to view on our website at [www.gvrmetrodistrict.com](http://www.gvrmetrodistrict.com), or a hard copy is available for review at our office.

I wanted to get a summary put together on what we will be doing with this product. It is one thing to go through a planning process like that, but it is another to now hold ourselves accountable to the desires of the community. There are some key points that we identified to keep in mind: 1) Parks and Recreation services are valuable to a majority of people living in GVR; 2) there are some great resources we have that we must work to maintain and enhance (i.e., parks, highline canal trail, etc); 3) there are some missing items that are large ticket items (i.e., indoor pool for the community); 4) there is some maintenance expectations and programming needs for outdoor play areas and indoor recreation space that are not being kept up and/or provided for the community (cleanliness, customer service/support, and fitness related classes to meet demand); and finally 5) although these services seem important to the majority, there was less than favorable response for added taxation at the needed level to create significant new recreation opportunities throughout the community.

The recommendations from the plan include:

1. Updating the District's strategic plan to include a more supportive mentality for Parks and Recreation services.
2. Sharing this plan with the City of Denver and using it for making continued improvement to the partnership and collaborative efforts with the City of Denver Parks and Recreation department. Some good information was gathered in the survey that should help Denver better coordinate classes at the Recreation Center. This will also include getting GVR higher on the priority list when new projects are considered throughout the city.
3. Enhancing of smaller items over the mid term that were identified in the Focus group meetings, which will include: trail enhancements with signs/way finding/benches, etc; safety features throughout the outdoor recreation spaces; installation of additional trail connections in the southeast portion of the District; installation of some added tot lot play structures in some of the underserved areas of the District specific to walk-ability for kids; added development of the disc golf course, the community garden, and possibly adding a trail head for the trail system in the District.

The biggest reasons the District pursued this process was to have a more formal process to reach out to the community, and also to be more competitive in the grant opportunities that are available for local governments in the State of Colorado. With the above mentioned projects, we will be working with our Planning committee to identify projects, plan timelines, propose funding, seek out partnerships and use these items along with our Master Plan as grant opportunities are available.

We have a better understanding of what the community wants and needs. We will be working on a couple of items this year and planning others for the near future (next 3 - 5 years) through our planning committee. As things progress, we will announce these items on our website and through the newsletter as much as possible.

The "Elephant in the Room" continues to be the idea of an indoor swimming pool. Through this process it seemed to be pretty clear that this was a desire of the community. However, the desire to pay for the development of a pool did not show up clear in the responses throughout the survey. With indoor pools ranging in price from \$4 Million to upwards of \$15 Million (depends on many factors of design, acquisition of land, etc) that would be too large of a cost for our District to take on alone. It is our full intention to use this information in this Master Plan, including the identification of the indoor pool need, to communicate with the City of Denver the immediate need for them to supply needed amenities to this community. With this plan and the information provided to them, we hope they can find a way to provide an indoor pool to this community in the future.

If you have any questions regarding the Master Plan, please do not hesitate to contact me directly at 303-307-3246.



# GVR CONTACT INFO

## DISTRICT CONTACTS :

GVR Metropolitan District.....303-307-3240  
 18650 E. 45th Ave., Denver, CO 80249  
 Andrew Pimental, District Manager .....303-307-3246  
 GVR Metro District after hrs. emergency.....720-641-2769  
 Email.....[info@gvrmetrodistrict.com](mailto:info@gvrmetrodistrict.com)  
 Website.....[www.gvrmetrodistrict.com](http://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](mailto:board@gvrmetrodistrict.com)*

## NEWSLETTER COORDINATOR:

Dee Mares.....303-307-3240  
 Email.....[DMares@gvrmetrodistrict.com](mailto: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](mailto:info@gvrhoa.com)  
 Website.....[www.gvrhoa.com](http://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

## DENVER CONTACTS:

311 Call Center, *within Denver*.....Dial 3-1-1  
 OR .....720-913-1311  
 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 Station .....303-376-2300  
 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  
 DSST .....303-320-5570  
 SOAR .....720-287-5100  
 Vista Academy-Middle & High School .....720-423-7650

## 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 Storage .....303-486-8962  
 Oakwood Homes Corporate Office.....303-486-8500

*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.*

**GVR Metro and HOA  
 offices will be closed on  
 July 4th in  
 observance of  
 Independence  
 Day**



July/August 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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## Covenant Enforcement in Drought

*By Peggy Ripko, HOA Supervisor*

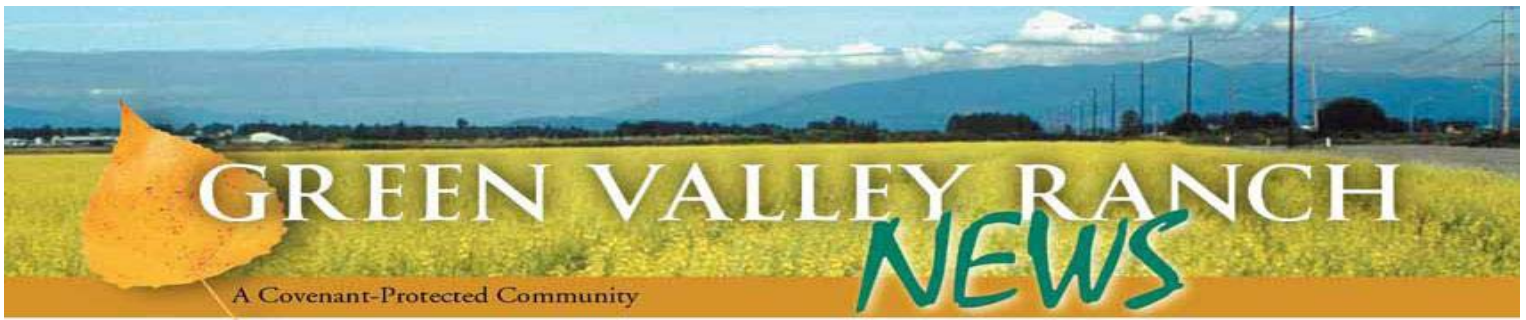
As you know, Denver Water has declared a “Stage 2 Drought” with mandatory watering restrictions which started April 1, 2013.

As a result, the Master Homeowners Association for Green Valley Ranch Board of Directors at their March 27, 2013 regular Board meeting decided they **WILL NOT** be enforcing violations on turf areas with regards to the health or color of homeowner’s grass.

However, the Association **WILL BE ENFORCING** all other landscape rules, including but not limited to: weed management and maintenance of bushes and trees. Weeds will be enforced in all landscape areas including turf, rock, mulch/garden areas and in driveways, etc. Weeds must be removed and not just simply sprayed or mowed.

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





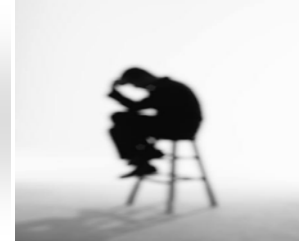
# GREEN VALLEY RANCH NEWS

A Covenant-Protected Community

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

## Peggy Ponders

*By Peggy Ripko, HOA Supervisor*



Did you know that the Metro District and HOA newsletters are only mailed to everyone every other bi-monthly issue? It's true! This is done as a cost savings to the community. If you would like to be on the list to get each newsletter mailed to you, please let us know!

In the meantime, if you are one of the homeowners who have elected to receive each newsletter, some of the articles on the HOA's side may look a little familiar to you! This year has brought about several already approved changes to the rules, several proposed changes to the rules, as well as a different method of covenant enforcement as a result of the drought. In order to ensure that as many people as possible receive this information, we are running these articles a second time in this issue.

I also wanted to talk briefly about the impression that we have heard regarding the painting of houses. We have heard that we are 'making' everyone paint their houses in the entire community. We have heard that people think we are sending paint violations so the paint contractors in the area can get more business.

The reality is that we are sending paint violations to the houses that need to be painted, plain and simple. Things that we look for when evaluating a house for painting include fading, discoloration, chipping and peeling. Some houses need the entire house to be painted, some, just the trim and others the garage door. We are sending a lot of paint violations, but we are also very aware that this is a costly undertaking for any homeowner. If your house needs to be painted, please contact the HOA staff and we will be happy to work with you to get an extension for the work to be completed!

We also have worked with Home Depot to provide a 20% discount at Home Depot on any Behr paint- this includes interior paints, exterior paints and stains. All you need is to provide the HOA phone number, 303-307-3240, when you check out to access the discount.

### Residential Paint Committee



The Board of Directors is forming a new committee that will be working to select pre-approved paint colors for the Association. One of the first decisions to be made is if colors will be selected District by District, or if they will have a color palette that is universal across the entire community.

Any homeowner who is interested in helping with this process is invited to join the committee! The first meeting will be July 18, 2013 at 6pm in the GVR Metro District Offices, located at 18650 E. 45th Ave.





## CRIME STOPPERS

*Source: CAI Common Interests Vol. 31 No. 5 May 2013*

We all want a safe place to call home; and as a community we all want to feel that we live in a secure environment. While we're diligent in our efforts to reduce possible dangers in our community, we can't do it alone. It's up to everyone to pitch in to keep crime rates down. Thankfully, owners and renters taking a few simple steps can go a long way in keeping theft, vandalism and other felonies and misdemeanors out of the community. Here are some suggestions to help reduce crime in the community.

### **Know Your Neighbors**

It's not just the neighbors on your block, but also the neighbors from all parts of your community. At the very least, you'll get a better idea of who actually lives (and in turn, who belongs) here. Talking time to talk with your neighbors will also give you the chance to find out if they have noticed any crimes or suspicious activity in the community recently so that you can be on the lookout as well. Consider creating and distributing a list with everyone's contact information so that you and your neighbors can alert each other of any problems that arise. Of course, be sure to get your neighbors' permission first to put their information on the list.

### **Leave the Light On**

A good way to deter felons from breaking into your home is to make sure your front porch light stays on all night, even when you're out of town. Not only does it signal that someone's home, it also makes it harder for vandals to hide among the shadows. If you're worried that you'll either forget to turn the light on at night or off in the morning, you can purchase an inexpensive timer that will automatically do that for you every day. Also, if you see any street lights around the community that are burnt out, please call Xcel Energy and report them with the number on the pole and the street location of the light.

### **Lock Up**

If you want to keep unwanted guests out, don't make your home inviting. Even when you're around, it's best to keep all gates, doors and garages locked at all times. It's also a good idea to keep your windows closed and locked when possible, especially if they are on the ground floor.

### **Put On Your Walking Shoes**

Taking a stroll around the community isn't just good exercise. You can casually patrol the neighborhood for anything suspicious or unusual, as well as swap notes about criminal activity in the area with other neighbors who are out and about. Also, when more residents regularly walk around the community, it can help scare off hooligans who are afraid of getting caught in the act.

### **Clean It Up**

Picking up litter, removing graffiti and keeping trees, bushes and lawns trimmed not only makes the community look better, but also sends the message that owners and renters are diligent about keeping the neighborhood a respectable place to live. This can help discourage troublemakers from hanging around our neighborhood and encourage responsible and involved people to move to the community.

### **See Something, Say Something**

If you notice a crime or suspicious activity, regardless of how small the incident may seem, notify the police immediately. Of course, only call 911 if it is an emergency; otherwise, contact the police on their non-emergency line or the district resource officer.

*Everyone has a responsibility to the community to help keep it safe, and incorporating even a few of these tips can go a long way. Do your part to make our community a place your happy to call home.*



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 send an email to [info@gvrhoa.com](mailto:info@gvrhoa.com) to have one mailed to you.

## 3.54E. Weeds.

All areas must be kept weed free, including, but not limited to, rock and mulch areas, turf areas, sidewalks and driveways. Cutting/mowing weeds is not sufficient to be in compliance; the weeds must be removed. After applying weed killer, dead weeds must be removed.

## Green Book Revisions

The Board of Directors is still working on the Green Book Revisions. We will be sending out information regarding the new, updated Green Book as soon as it is ready.

In the mean time, we wanted to remind you of the revisions of the Green Book that were already approved!

3.54- Landscaping: The Board approved the addition of a new section in 3.54 for weeds. Previously, homeowners could get two different violations for weeds in the lawn and weeds in the rock. This means that a homeowner could potentially get two fines for what is, essentially, one violation. The addition of the 'Weeds' section makes the enforcement of weeds more fair to the homeowners.

3.70- Recreational Vehicles: The Board simply clarified some of the language in the rule.

3.98- Trees: Previously, there was information regarding maintenance of trees in two separate sections. To make it easier to understand, the Board has moved all tree information into section 3.98.

## Revised Enforcement Policy Reminder!

At the March Board meeting, the Board approved a revision to the Enforcement Policy for the Association. The change was made as we have noticed that in some cases, a house can be sent to Hearing and fined several times with no response from the homeowner. The Board added a step to the enforcement process in order to emphasize for the homeowner the seriousness of the violation and the need to communicate with the Board regarding a plan to cure the violation. This will be done in the form of a letter that will be mailed certified to a home that has been in violation three or more times with no response from the homeowner. The letter will ask the homeowner to contact the Association and work with us regarding a timeline to address the violation. However, if they do not contact the Association we may be forced to proceed with legal action. I want to emphasize this will **ONLY** occur if the homeowner has been to hearing **three or more times without any contact with the Association at all**, and **ONLY** after the certified letter is sent. Legal action is not something the Board takes lightly and will only do as a last resort!



## *Building a Stronger Neighborhood*

By Bridget Busalacchi, HOA Assistant Inspector

As an HOA, there is only so much that we can do to prevent crime in our neighborhoods. However, there are some small steps that you as homeowners can take to prevent crime. I recently attended a seminar about increasing the sense of community and friendship in a neighborhood. While at this seminar, I learned a great deal of information about ways to reduce crime simply by getting to know your closest neighbors. A study found that crime rates reduced, by up to, 30% just because of families looking out for one another; by calling police when witnessing suspicious activities, by spending more time outside chatting with neighbors, and simply by making your friendships known. Crime will decrease after you choose to stand together and work as a team.

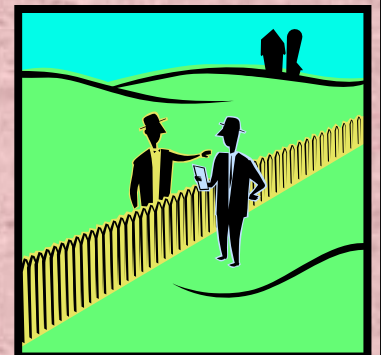
Simple, quick conversations can be a great way to get to know the people you've shared a street with for so long. Start with a small "Hello, beautiful morning"; "I've never gotten your name, mine is..." small talk is the gateway to lasting friendships. After small conversations you can move on to inviting them to the pool or to a BBQ. You could even plan a block party to get to know everyone; everyone loves a party! If there is a family facing problems, reach out to them and offer support and guidance. Mowing a lawn, helping paint a fence, or putting their trash away can be a small step in the right direction.

In terms of increasing neighborhood safety on a larger scale, a Neighborhood Watch may be in order. Get as many people as you can think of to organize and construct a plan to constantly patrol the entire area where you live. You can find more information on forming a Neighborhood Watch at [www.ncpc.org](http://www.ncpc.org) and search "Neighborhood Watch", all the tools are there.

The more people you befriend, the more people you have to look out for you, your family and your home.

"I want you to be concerned about your next door neighbor.  
Do you know your next door neighbor?"

-Mother Teresa





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## **Are we picking on you?**

*By Peggy Ripko, HOA Supervisor*

As you might imagine, when your job is to enforce the rules of a community, there can be times when the people in the community may be less than happy with you. As HOA professionals, we know this is a normal reaction and is something we have come to expect. When homeowners are frustrated about receiving violations, we do our best to educate them about the process and what needs to be done to be in compliance. We also will work with homeowners if they need more time to correct the violation.

One thing we hear on a regular basis is the perception that we are singling out a specific home or picking on someone. People have asked us if we are sending them violations because they are Hispanic, African-American or Caucasian. Some homeowners believe they are getting picked on simply because they have received more violations in the past year or two than they have in previous years.

When the District started providing services for the HOA in 2011, our goal was consistent enforcement. As we have moved farther into the agreement we have worked on making our processes more efficient, which has resulted in our ability in 2013 to inspect each house in the community on a weekly basis. Yes, we are looking at every house weekly! So, the increase in violation letters is simply related to consistent and regular enforcement.

Additionally, we look at every house and evaluate it based on if it is in violation of the rules. Period. We do not take into account the status of the surrounding properties, its history or who lives there - if we even know! Houses that have been in great shape in the past do not get a reprieve if they have let something go. Houses that have had a history of violations are not going to get another one because of the history, only if they currently have a violation. Houses where Board members or committee members live are evaluated based on the state of the house, not the person who lives there.

So, are we picking on you? No more than any other homeowner who lives in Green Valley Ranch. Simply put - if you have a violation on your property, then you will get a letter. If you have suggestions regarding the rules themselves, the Board of Directors is always open to suggestions!

## Watering Restrictions

Although the amount of snow and rain we have had over the past several weeks does not make it seem like it, Denver Water has declared a State 2 drought for the summer of 2013. Denver Water stated that the Denver area is in the second year of a serious drought that's not getting better. Even with the rain and snow we have had late this spring, the reservoirs are still only at 70% of their average.

We would recommend going to the Denver Water website for complete information, which is [www.denverwater.org](http://www.denverwater.org). However, we have provided some of the restriction information below. The information below has been taken from the Denver Water website.

1. Between April 1 and Sept. 30, Denver Water customers may only water two days a week and must follow this schedule:
  - a. Single-family residential properties with addresses ending in even numbers: Sunday, Thursday
  - b. Single-family residential properties with addresses ending in odd numbers: Saturday, Wednesday
  - a. All other properties (multi-family, HOA, commercial, industrial, government): Tuesday, Friday
2. In addition, customers must follow these annual watering rules:
  - a. Do not water lawns between 10 a.m. and 6 p.m.
  - b. Do not waste water by allowing it to pool in gutters, streets and alleys.
  - c. Do not waste water by letting it spray on concrete and asphalt.
  - d. Repair leaking sprinkler systems within 10 days.
  - e. Do not water while it is raining or during high winds.
3. Trees, shrubs and other perennials may be watered with a hand-held hose or drip irrigation on the assigned watering days. Spray irrigation is only allowed on assigned watering days.
4. Annuals and vegetables may be watered any day with a hand-held hose or drip irrigation.
5. Car Washing - Customers may wash personal vehicles using only a bucket or a hand-held hose equipped with an automatic shutoff nozzle.



### Watering Restriction Enforcement:

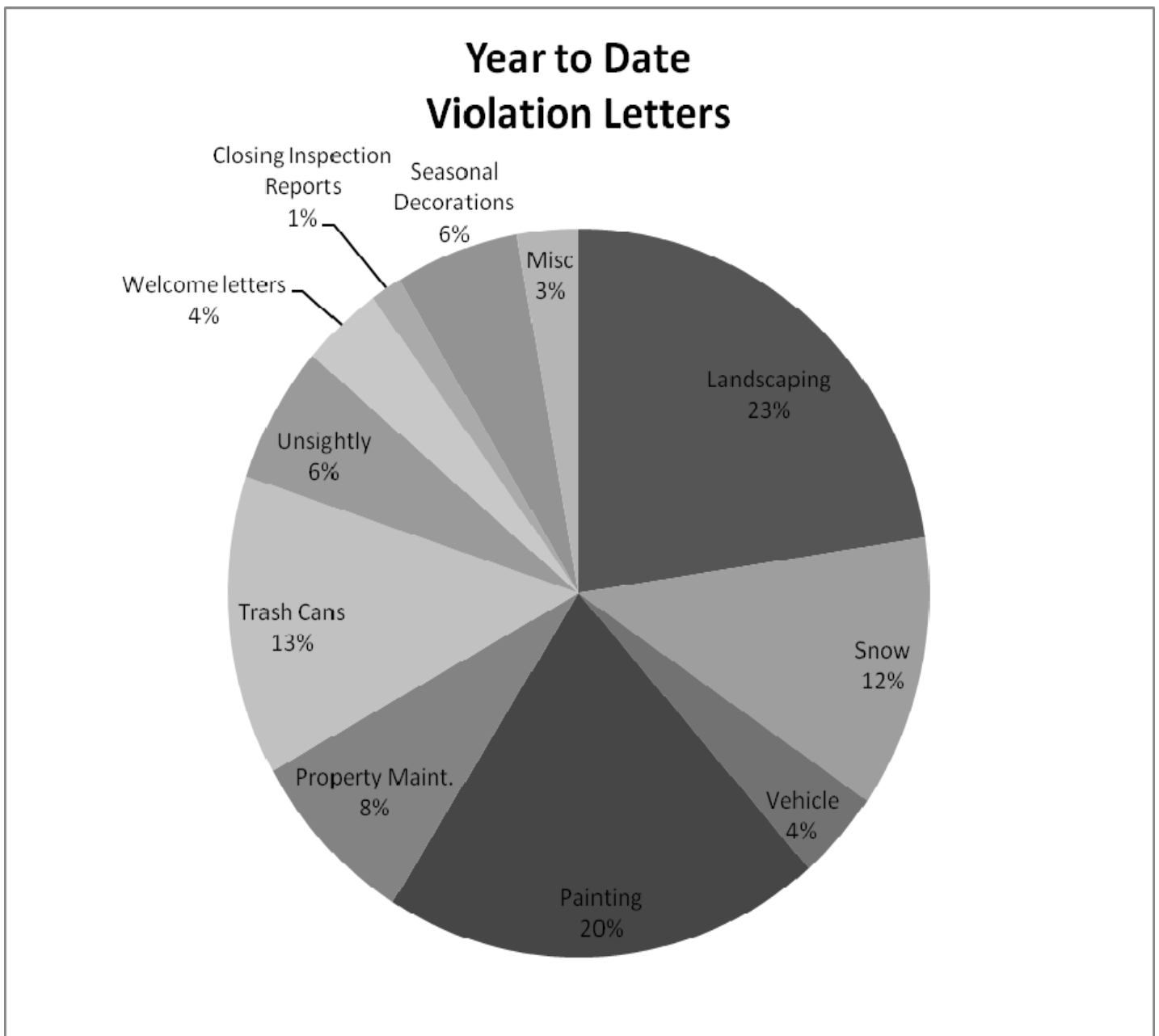
Water use enforcement from Denver Water will patrol the city, educating customers and enforcing these rules. Violators may be subject to fines:

1. **First violation** - written warning
2. **Second violation** - \$250 on the next water bill for single-family residential; up to \$500 for all other accounts.
3. **Third violation** - \$500 on the next water bill for single-family residential; up to \$2,000 for all other accounts.
4. **Fourth violation** - \$1,000 on the next water bill for single-family residential; up to \$2,000 for all other accounts. In addition, Denver Water may install a flow restrictor on the service line that will remain in place during the irrigation season or may suspend service temporarily until the cause of the violation is corrected and all outstanding penalty and water service charges have been paid.

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

## **VIOLATION STATISTICS**

Below you will find the breakdown of letters sent year to date.





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

### Saving Energy to Stay Cool

Source: CAI (Community Association Institute)

Energy bills—like the temperature—always rise in the summer. But don't fret: While there are big fixes\* you can incorporate to make your home more energy-efficient, there are also many inexpensive energy solutions, as well as some simple and free steps that you can take to cut down on costs and save money.

**Turn it up.** Set your thermostat as high as possible. Start with 78 degrees when at home and 85 degrees when away. For each degree above 72 you set the thermostat, you save between 1-3 percent. Be sure to take into consideration your health and comfort, and drink plenty of fluids to stay hydrated.

**Circulate air.** Use fans to create cool breezes and keep the air moving in your home. Ceiling fans, in particular, can create enough air movement to make it cooler by at least four degrees. This could translate into a significantly lower monthly electric bill, as ceiling fans only use about as much energy as a 100-watt light bulb.

**Shut the shades.** Windows allow a lot of heat into your home. Keep drapes and shades closed during the day to keep the temperature down.

**Open nights.** At night, if it's cooler outside than in, open your windows! Not only will this bring some fresh air into your home, it will give you a chance to turn off that AC. Also, be sure to close your windows in the morning to keep the cooler air in longer.

**Wash and dry wisely.** Run only full loads when using your dishwasher or washing machine. Whenever possible, run those appliances during off-peak hours or when your air conditioner is turned off or barely running, which typically is during the evening, to save energy. Use the clothes dryers' moisture-sensing automatic drying setting if it has one, and clean your clothes dryers' lint trap after each use.

**Unplug.** Electronics—such as TVs, DVDs, chargers, computers, printers and other devices—use electricity even when they are turned off. By unplugging these devices when you're not using them, you only save a few watts, but they quickly add up to bigger savings over time. Use a power strip for multiple devices, and switch it off before you go to bed. Also, turn off lights in unoccupied rooms.

**Plan pool time.** If you have a pool, shorten the operating time if possible. Switch the pool filter and sweeper operations to off-peak hours and during nighttime if the pool has automatic cleaning settings.

\*As always, be sure to consult with the association to get approval for any major renovations on your home.

## CLASSIFIED ADS

Experienced, licensed childcare. Lots of TLC. Infant and toddler openings. Call Glenda 303-574-9192

I REPAIR COMPUTERS I REMOVE VIRUSES I REPAIR HARDWARE ISSUES \$15.00 FOR 1ST HOUR \$10.00 FOR EVERY ADDITIONAL HOUR JAYDEN STEVENS 720-233-5480

### THE GREEN VALLEY RANCH NEWS BI-MONTHLY ADVERTISING RATES:

- ~Classified-15 words=\$12.00 (additional words \$4 for every 5 words)
- ~Eighth page-(horiz.)-3.5" x 2"=\$ 50.00
- ~Quarter Page-(vert.)-3.375" x 4.5"=\$100.00
- ~Half Page-(horiz)-7" x 4.5"=\$270.00
- ~Half Page-(vert.)-4.5" x 7"=\$270.00
- ~Full Page-7.5" x 10"=\$500.00

These rates will apply to the following editions: Mar/Apr, July/Aug & Nov/Dec. For Jan/Feb, May/June, & Sept/Oct the rates will be 50% off the above.

### ATTENTION ADVERTISERS

\*NOTE: This newsletter is a bimonthly publication. All hard copies sent out are black and white, while the online version is color.

Advertising deadline is the 1st of the "printing month" for the next bi-monthly newsletter. Camera ready ads must be submitted as either digital (submitted via email/CD in a compatible format) or original black and white laser print. Formats accepted: .pdf, .eps, .tif, .jpeg "in high resolution & fit to sizes above". Ads MUST be formatted to fit sizes above. Classified ads do not apply.

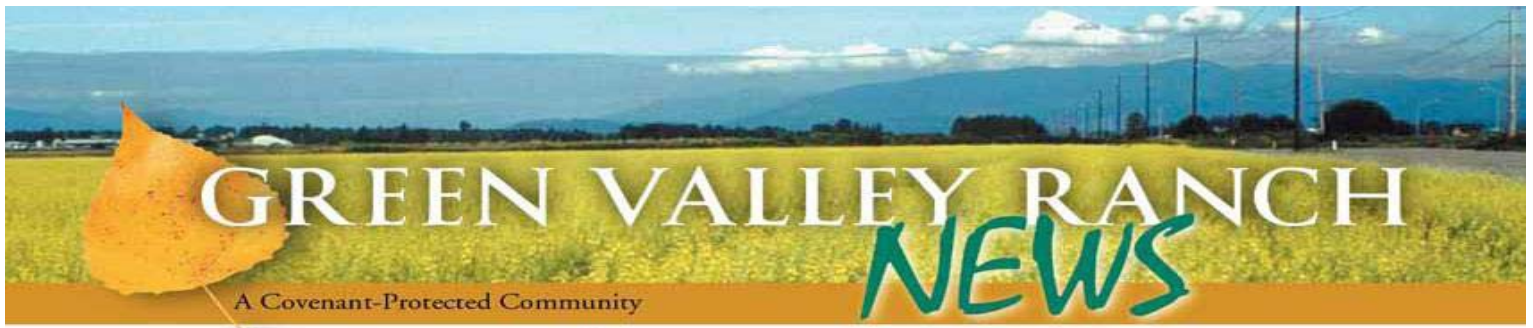
GVR Homeowners Association handles ad submissions and payments. Please mail your ad & payment to 18650 E. 45th Avenue, Denver, CO 80249, or drop it by the office. If ad submission and payment are not received by the 1st of the "printing month", the ad will not be published until the next newsletter. For questions or further info, please contact Karen Jordan at 303-307-3240 or email [kjordan@gvrhoa.com](mailto:kjordan@gvrhoa.com).



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!



*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 McLellan ..[jamysdeals@gmail.com](mailto:jamysdeals@gmail.com)  
**District 2: Vacancy.....No Representation**  
**District 3: Vacancy.....No Representation**  
**District 4: Vacancy.....No Representation**  
 District 5: Yvette Anderson....[valleywest85@yahoo.com](mailto:valleywest85@yahoo.com)  
**District 6: Vacancy.....No Representation**  
**District 7: Vacancy.....No Representation**  
 District 8: Jennifer Zerra .....413-427-1410  
 District 9: Fred Hales.....303-371-5340  
 District 10: John Smith..... 303-373-4156  
**District 11: Vacancy.....No Representation**  
 District 12: John Foote .....303-307-1620  
 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](mailto:tonireed14565@msn.com)  
**District 17: Vacancy.....No Representation**  
**District 18: Vacancy.....No Representation**  
**District 19: Vacancy.....No Representation**  
 District 20: **Vacancy.....No Representation**  
 District 21: **Vacancy.....No Representation**  
 District 22: **Vacancy.....No Representation**  
 District 23: **Vacancy.....No Representation**  
 District 24: Rueben Espinosa ....[reubemesp@yahoo.com](mailto:reubemesp@yahoo.com)  
**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](mailto: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

## July 2013



## COMMUNITY CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>Large item pickup week. Please go to <a href="http://www.denvergov.org/TrashandRecycling/PickupSchedules/YourPickupSchedule/tabid/440897/Default.aspx">www.denvergov.org/TrashandRecycling/PickupSchedules/YourPickupSchedule/tabid/440897/Default.aspx</a> for your collection day.</p>	1	2	3 <i>Arc forms due</i>	4 <i>The District &amp; HOA offices will be CLOSED for Independence Day</i>	5	6 FIFTY PLUS CLUB - 9 am @ GVR Golf Club (4900 Himalaya)
<p><b>Oakwood Homes Concert Series</b> at the GVR Amphitheater: 4890 Argonne Way:            July 4th: Chase N The Dream with fireworks 8-9:30 pm  <i>Wednesday Nights: 7-8:30 pm</i>            July 10th: Steve Thomas Band            July 17th: FACE            July 24th: TUNISIA            July 31st: Brad Lee Schroder</p>		9	10 <b>Lunch Bunch for Seniors/ Active Adults departs 11:30 a.m. @ Ad Bldg</b> <i>HOA Hearing Committee mtg. - 6 pm @ Ad Bldg</i>	11 <i>ARC Committee mtg. - 6 pm @ Ad Bldg</i>	12	13
14	15	16 <i>CAB Quarterly Community mtg - Evie Dennis Campus @ 6 pm-8 pm</i>	17 GVR Metro Board Mtg. - 6:30 pm @ Ad Bldg	18 <i>Arc forms due Residential Paint Committee - 6 pm @ Ad Bldg</i>	19	20 Computer Class: Basic Computer Concepts-9 am-1 pm @ Ad Bldg
21	22	23	24 HOA Board Mtg - 6:00 pm @ Ad Bldg	25 <i>ARC Committee mtg. - 6 pm @ Ad Bldg</i>	26	27 Computer Class: Windows 7- Part 1 9 am-1 pm @ Ad Bldg <i>Get Off You Buns day Trip: Senior Law Day - Depart 7:00 am @ Ad Bldg</i>
28	29	30	31	<p><b>Keep an eye on our websites <a href="http://www.gvrmetrodistrict.com">www.gvrmetrodistrict.com</a> &amp; <a href="http://www.gvrhoa.com">www.gvrhoa.com</a> for up to date calendar information.</b></p>		

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

Disclaimer: Meeting dates & times subject to change. Please call the office to confirm.

# The Metro

## August 2013



## COMMUNITY CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p><b>Disclaimer: Meeting dates &amp; times subject to change. Please call the office to confirm.</b></p>				1 Arc forms due	2	3 FIFTY PLUS CLUB - 9 am @ GVR Golf Club (4900 Himalaya)
4	5 Computer Class: Word-Level 1-Part 1- 6 pm-8 pm @ Ad Bldg	6 Computer Class: Word-Level 1-Part 2- 6 pm-8 pm @ Ad Bldg	7	8 ARC Committee mtg. - 6 pm @ Ad Bldg Computer Class: Word-Level 1-Part 3- 6 pm-8 pm @ Ad Bldg	9	10 Computer Class: Basic Computer Concepts-9 am-1 pm @ Ad Bldg
11	<p><b>Keep an eye on our websites www.gvrmetrodistrict.com &amp; www.gvrhoa.com for up to date calendar information.</b></p>		14 Lunch Bunch for Seniors/ Active Adults departs 11:30 a.m. @ Ad Bldg HOA Hearing Committee mtg. - 6 pm @ Ad Bldg	15 Arc forms due	16	17 Computer Class: Windows 7- Part 1 9 am-1 pm @ Ad Bldg
18	19 Computer Class: Excel Level 1- Part 1- 6 pm-8 pm @ Ad Bldg	20 Computer Class: Excel Level 1- Part 2- 6 pm-8 pm @ Ad Bldg	21 GVR Metro Board Mtg. - 6:30 pm @ Ad Bldg	22 ARC Committee mtg. - 6 pm @ Ad Bldg Computer Class: Excel Level 1- Part 3-6 pm-8 pm @ Ad Bldg	23	24
25	26	27	28 HOA Board Mtg - 6:00 pm @ Ad Bldg	29	30	31 Computer Class: Outlook - 9 am-1 pm @ Ad Bldg

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