



The Metro



A community newsletter coordinated by the GVR Metropolitan District

July/August 2014

WELCOME NEW BOARD MEMBERS AND NEW OFFICERS TO THE GVR METROPOLITAN DISTRICT

By: Micaela Duffy, District Manager

At the May meeting of the Board of Directors we welcomed two new Board members, Tim Camarillo and Matt Stallman. We also welcomed back Michael Haskins and Fenna Tanner. The Board then elected new officers. The officers are:

President - Roger Rohrer
Vice-President - Fenna Tanner
Secretary - Mary Schumer
Treasurer - Anthony Noble
Director - Michael Haskins
Director - Tim Camarillo
Director - Matt Stallman



Please help us welcome these members to the Board. They are our leadership and our direction. If you have suggestions, please attend a board meeting and share your ideas with them. They want to hear from the people they are serving.

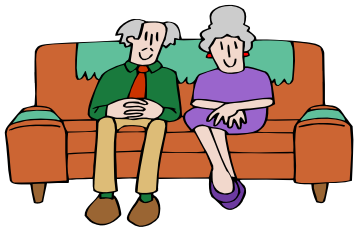
Inside this Edition:

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Page 4: GVR Contact Info

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Get Off Your Buns

A Green Valley Ranch program enhancing and promoting active lives

Lunch Bunch

Departing the second Wednesday of every month



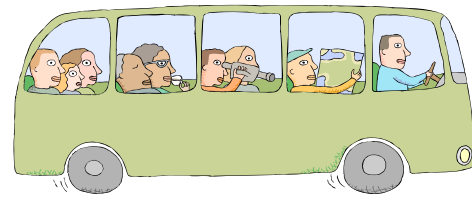
to a new & exciting restaurant every month

Departing at 11:30 am

from the GVR Metro District Office - 18650 E. 45th Avenue

Please call to RSVP the Monday prior to the date

ACTIVE ADULT TRIPS



For upcoming trips,
please check the calendar
in this newsletter, or on our
website or call La Vetta

Murray at

3/307-3243 or 7/641-4801

www.gvrmetrodistrict.com

50+ Club

Are you 50 years and over? Then how about joining the far northeast 50+ Club? Meeting every 1st Saturday of the month for breakfast, with guest speakers chatting about interesting topics, plus exciting activities.

Place: To Be Determined

Time: 9:00 a.m.

Cost: \$10 per person for breakfast

For more information on any of the above programs, please stop by the GVR Metropolitan District office (18650 E. 45th Ave., Denver) or call La Vetta Murray at 303-307-3243 or 720-641-4801.



DISTRICT PROGRAMS

GVR

Metropolitan District
Supporting the community since 1997

Beyond The Rainbow

Summer Youth Camp

June 9 – August 22, 2014
Monday – Friday • Hours: 7am-6pm

Ages 5-12



Only \$145 per week, 10% siblings discount offered.
We also offer scholarships to those who qualify.

Each week participants will enjoy a trip to the Denver Public Library and a trip to the local pool. But that's not all, they will also attend an exciting field trip, receive a memorable camp t-shirt & wristband, hot lunch, snacks, and camp activities for the one weekly cost.

For more information call La Vetta at 720-641-4801.



GVR CONTACT INFO

DISTRICT CONTACTS :

GVR Metropolitan District.....303-307-3240
 18650 E. 45th Ave., Denver, CO 80249
 Micaela Duffy, 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:*

- Roger Rohrer, President**
- Fenna Tanner, Vice President**
- Mary Schumer, Secretary**
- Anthony Noble, Treasurer**
- Michael Haskins, Director**
- Matt Stallman, Director**
- Tim Camarillo, 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

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 Station720-913-1400
 Sherikera Heflin Herrera (Community Resource Officer)720-913-1417
 Brandi Thomas (Community Resource Officer).....720-913-1405
 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
 DSST303-524-6300
 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 Storage303-349-7544
 Oakwood Homes Corporate Office.....303-486-8500

**The District and HOA
 offices will be closed
 on July 4th in
 observance of
 Independence Day.**

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.

July/August 2014

GREEN VALLEY RANCH

NEWS

A Covenant-Protected Community

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

INSIDE

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Did you know that fire pits, chimineas and open fires are not permitted by the City of Denver?

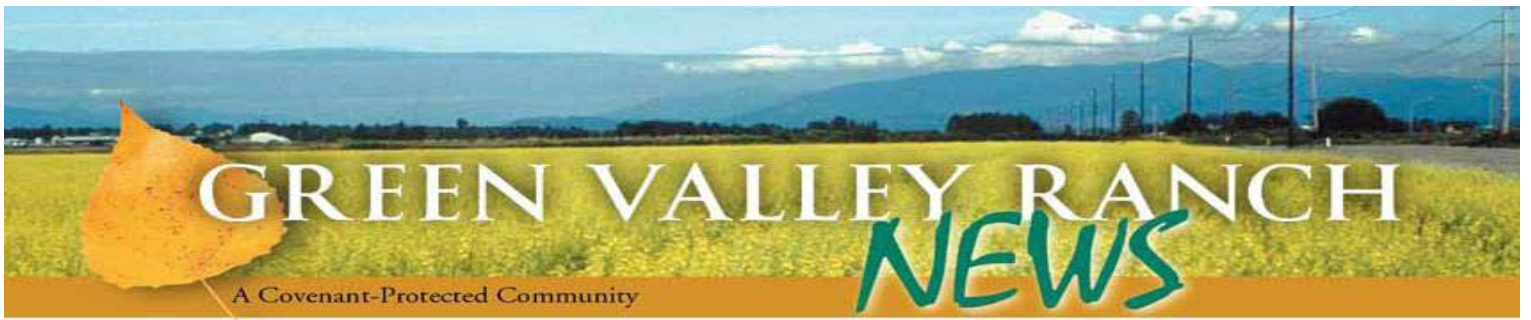
Source: City of Denver, www.denvergov.org

Even though portable fire pits and chimineas are fashionable and widely offered for sale in garden centers and home stores, open burning of wood (or any products other than propane, natural gas, or charcoal briquettes) is outlawed in Denver without permits from the Denver Department of Environmental Health and the Fire Prevention and Investigation Division. This regulation stems from the years of Denver's "brown cloud" and the area's subsequent efforts to maintain clean air standards. (Please note that home barbecues using propane, natural gas or charcoal briquettes, are exempt.)

If you would like to pursue open burning, you must obtain permits from two different agencies (special requirements for each agency will be listed on the permit itself); *Fire Prevention and Investigation Division & Denver Department of Environmental Health*

Open burning permits are rarely issued to individuals, and permits are never issued for chimineas. If you do obtain permits for open burning in a qualifying outdoor fireplace for a special event, the permits from both agencies indicating their approval must be posted on site and a variety of requirements must be met.





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

Peggy Ponders

By Peggy Ripko, HOA Supervisor



Over the past several weeks, the Association has been sending out a large number of violations for weeds, landscaping in general, paint- basically, anything that is against the rules that are outlined in our Green Book. And as you might imagine, that has prompted many questions regarding the violation process and what happens if a homeowner ignores us. Most of the questions we have received have revolved around homes who are continuously in violation. We know it is frustrating for you to receive a violation for weeds or a bare spot on your yard when the house across the street has wood showing through the paint or the entire yard is dead.

The Association consistently follows the enforcement policy, which is on our website for anyone who would like to read it. A homeowner receives a first notice, which gives them 15 days to cure the violation or contact us for an extension. If the violation is not corrected by this time, they are referred to a Hearing. If the violation is not corrected by the hearing date, then the Hearing Committee recommends a fine be assessed to the account, which is later approved by the Board of Directors. If that same house is referred to Hearing and fined three times with no communication regarding an intent to cure the violation, the Board of Directors will refer the case to the association's attorney. Our hope is that a demand letter from the attorney will encourage the homeowner to contact us and make efforts to correct the violation. If not, the case can end up in court. If that happens, the Association can get a judgment from the courts that would force the homeowner to do the work. If they choose not to, the Association can then get a court order that allows us to go onto the property and do the work ourselves. This is not a step we take lightly, and one that we avoid if at all possible. If a homeowner contacts us at any point in the process and lets us know the violation will be corrected, we will not take this step. However, it is a step the Association takes to make the community look as nice as possible!



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



Teri's Tidbits

By Teri Cordova, HOA Assistant

The Architectural Review Committee

Submitted by Teri Cordova, written by Joyce Measmer

“Who are they”? Most of you have asked me this question. “What gives them the authority to make decisions about what I want to do with my house”? You ask again. Oh, and another question I hear is “Why don’t they just go away”? They have been called the Gestapo, the police, idiots, stupid and a few other very unflattering names.

I would like to explain to you who they are, what they do, what gives them the authority, why they can’t “go away” and why they do it. My hope is that after reading my article you can then understand they are a vital and necessary benefit to our community. I can hear some of you loud and clear saying “**Ya-right**”. But, hear me out and give me your attention.

Your Architectural Review Committee is a group of about 4 dedicated people who are nice, devoted and fair. They are your fellow neighbors who live in this community just like you do and are appointed by the Board of Directors in compliance with the Governing Documents. Per the governing documents of the Community, the Board must name committees which are necessary and mandatory. This committee, according to the governing documents, is necessary and mandatory. The ARC has been in existence since the inception of the Association, which is almost 30 years ago. They volunteer their time to prepare for and attend the ARC meetings. This can mean more than 10 hours every other week that they spend to review the forms. In order to review the forms, the members visit each house that has submitted a form to make sure your request meets the aesthetics of your neighborhood.

So, I have explained who they are, what they do, what gives them their authority and why they can’t go away. Why they do it? Well, because they love Green Valley Ranch. They want to keep the aesthetics of the neighborhood intact and they want to keep the property values up.

Now to be fair, those of you that have had approvals from the ARC Committee are probably not as unhappy. Maybe a little since you had to fill out the forms in the first place and submit it to the HOA office which meant you may not have been able to do your project when you wanted, but those of you that had your request denied by the committee may be a little bit more unhappy. It may not be they are denying your project, sometimes it is just a matter of giving more information so they can base their decision in an informative manner. They are informative on how to fix the request to meet the rules and requirements. Reading the directions on the back of the Architectural Review Committee Improvement Request form and being aware of what is in our Residential Improvement Guidelines and Site Restrictions as to what is allowed will go a long way in getting your request approved. If you have any questions, calling the HOA office could also help. My advice is to not ignore the committee entirely; there are consequences to this decision.

You are welcome to attend an ARC Committee meeting anytime you have a request that needs approval. So stop by and meet with your committee (submit form first by the deadline date). You may even want to join this amazing group of people. They definitely need more volunteers – is this something you may be interested in? It sure would help in understanding this important and viable committee.

Mission Statement of the ARC Committee “To Uphold the Community Aesthetics”



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

Volunteers Needed!

By Peggy Ripko, HOA Supervisor

Did you know that volunteers run the Association? The GVR Metro District manages the day-to-day operations, but homeowners make all of the important decisions. Below are volunteer opportunities in the community- we encourage you to contact the office at 303-307-3240 or info@gvrhoa.com if you are interested.

Hearing Committee: The Hearing Committee is the entity who recommends if and when fines are assessed to homeowners who are in violation of the rules of the community. They meet once a month and their job is to work with homeowners to find out when the homeowner can correct the violation. The Hearing meetings can be as fast as 30 minutes or as long as an hour or two.

The Committee's goal is to work with any homeowner who attends to come to an agreement regarding correcting the violation. In order to be on this committee, you need to be a homeowner in good standing in GVR. The Hearing Committee meets the 2nd Wednesday of each month with no meeting in December.

Architectural Review Committee: The Architectural Review Committee (ARC) is charged with reviewing improvements to houses and landscaping in GVR before they are done, to make sure they comply with the rules of the Association and to make sure they will fit in with the aesthetics of the community.

The ARC meets twice a month in the spring and summer months, and once a month the rest of the year. This committee requires the largest time commitment, as they go out into the community and review each form submitted prior to the meeting. The meetings themselves can last from 30 minutes to an hour or two, depending on the number of forms that have been submitted. In order to be on this committee, you need to be a homeowner in good standing in GVR. The Committee meets the 2nd & 4th Thursday of each month from April-September, and only the 2nd Thursday of the month from October-March.

Social Committee: The Social Committee's job is to plan community events! Right now we only have one person on the committee, so help is needed! The events can be whatever the committee would like to do! In order to be on this committee, you can be a homeowner, resident or tenant- as long as the house in which you live is in good standing. This committee meets whenever the members want to!

District Delegate: The Green Valley Ranch HOA is divided into 26 districts. Homeowners in each district elect a District Delegate who then votes on behalf of the homeowners in that district. They cast their vote for important issues such as election of the HOA Board of Directors and amendments to the governing documents. **Currently, there are several districts which do not have a delegate, which means those areas are not represented.**

Delegates attend the monthly Board meetings, which are held the 4th Wednesday of each month at 6pm. The meetings last approximately 2 hours.



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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 one up. Or call the HOA office at 303-307-3240 or send an email to info@gvrhoa.com to have one mailed to you.

3.54D: Maintenance. Maintenance of existing landscaping, including replacement of grass through seed and/or sod, does not require ARC approval. Maintenance of landscaping, including regular watering, mowing, and weeding of the property (including areas around mailboxes, etc, on the property) is required. Broken tree limbs, dead trees and shrubs, and other dead vegetation must be removed; Trees and shrubs must be pruned. (See 3.98 Trees)



What about the Backyards?



By Peggy Ripko, HOA Supervisor



As you know, the HOA has staff that does inspections on a daily basis, looking to make sure that front yards are kept in compliance. But many homeowners are looking at a lot of violations in the back yards, wondering why the Association is not addressing those! The simple reality is that if we can't see a violation; we can't send a letter about it. So what can we do?



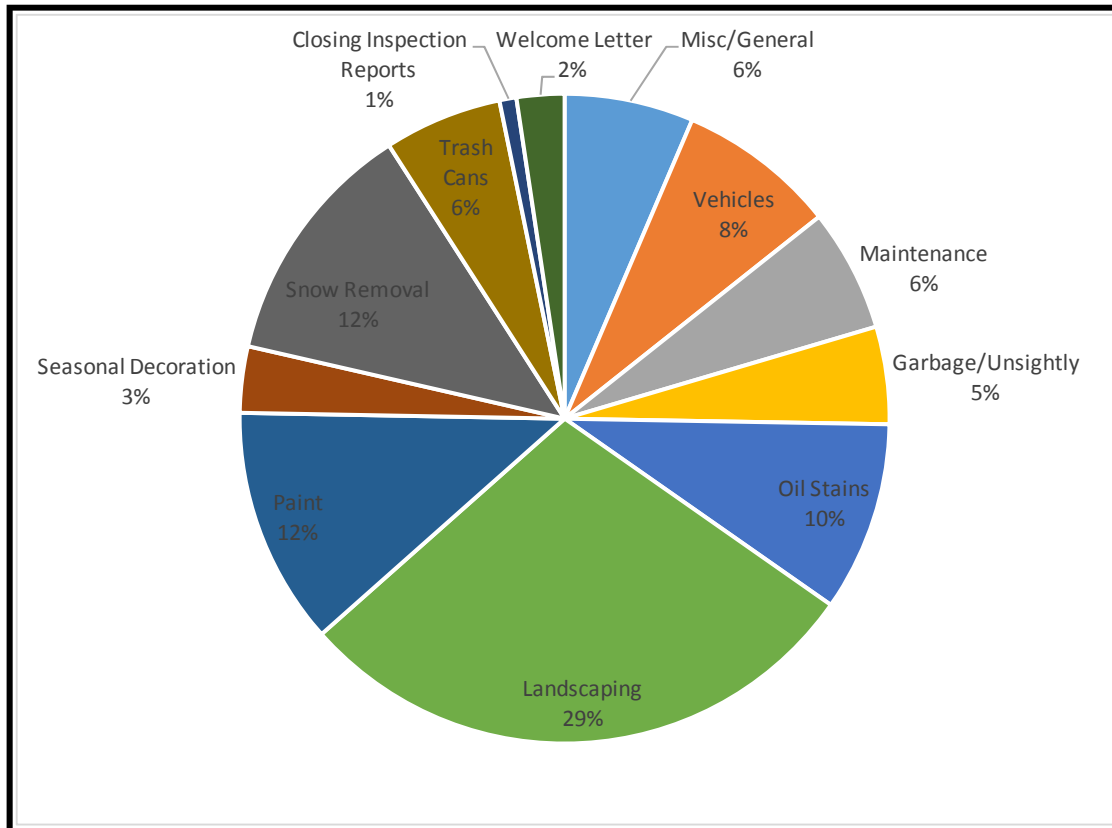
The simple solution is to contact the Association and set up an appointment with the Inspectors. We can then take a picture of your neighbor's backyard and send them a violation.



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YEAR TO DATE VIOLATION STATISTICS

Misc/General	351
Vehicles	432
Maintenance	334
Garbage/Unsightly	265
Oil Stains	516
Landscaping	1571
Paint	647
Seasonal Decoration	180
Snow Removal	674
Trash Cans	321
Closing Inspection Reports	46
Welcome Letter	130





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CLASSIFIED ADS

GVR Massage
 10 years experience, insured, licensed.
 Credit Cards accepted
velea.masagetherapy.com
 775.560.5414
 Velea Shulman, LMT, NCTMB

I want to buy your GVR house for cash. No commissions or closing costs. 720-445-2254

We're buying houses in GVR for CASH right now!

Any Price | Any Condition
 Fast closing in 10 days or less
 No commissions or closing costs

Call today for a FREE quote
720-445-2254
www.MileHighHomeBuyers.com




THIS JULY
 The Neighborhood gets a whole lot hoppier

4995 N. Argonne Street
GVRBeerGarden.com  [GVRBeerGarden](https://www.facebook.com/GVRBeerGarden)

THE GREEN VALLEY RANCH NEWS BI-MONTHLY ADVERTISING RATES:

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

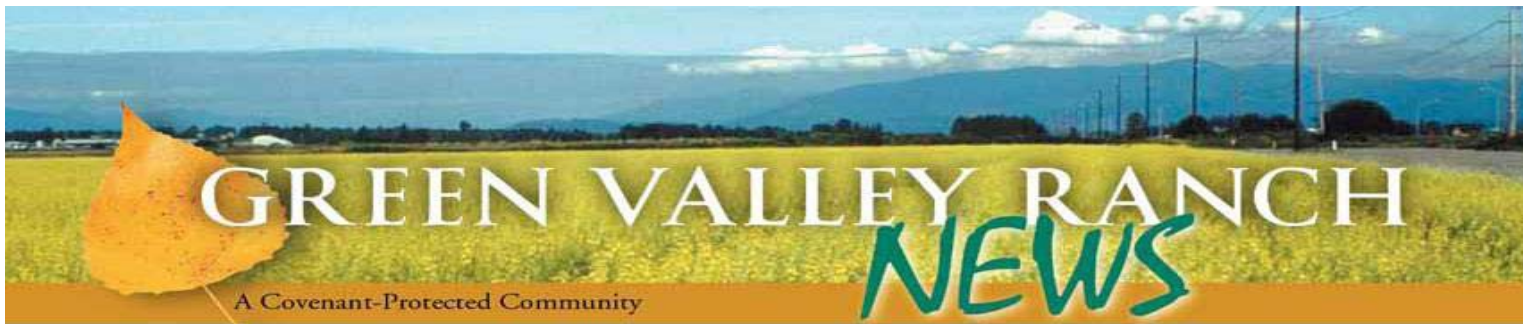
These rates will apply to the following editions: Mar/Apr, July/Aug & Nov/Dec.
 For Jan/Feb, May/June, & Sept/Oct the rates will be 50% off the above.

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.



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

HOA BOARD OF DIRECTORS

President.....James Tanner
 Vice President.....John Foote
 Secretary /Treasurer.....Mariann Toomey
 Director.....Sarah Neubauer
 Director.....Toni Palmer
 Director.....Jennifer Zerra
 Director.....Vacancy

HOA DISTRICT DELEGATES

District 1: Vacancy.....No Representation
District 2: Vacancy.....No Representation
District 3: Vacancy.....No Representation
District 4: Vacancy.....No Representation
 District 5: Yvette Anderson....valleywest85@yahoo.com
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: Sarah Neubauer.....www.gvrhoa.com
 District 12: John Foote303-307-1620
District 13: Vacancy.....No Representation
 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: Glenda O’Bryant.....www.gvrhoa.com
 District 21: Stephanie Brack.....www.gvrhoa.com
District 22: Vacancy.....No Representation
District 23: Vacancy.....No Representation
 District 24: Rueben Espinosareubemesp@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

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 2014



COMMUNITY CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p>Oakwood Homes Concert Series at the GVR Amphitheater: 4890 Argonne Way: July 4th: Chase'N The Dream (fireworks show) 8-9:30 pm <i>Wednesday Nights: 7-8:30 pm</i> July 8th: MOOD EXPRESS July 16th: PULSE July 23rd: WALKER WILLIAMS BAND July 30th: PHAT DADDY BAND</p> <p><i>Concerts are subject to rescheduling in the event of rain. For more info call Skyline at 303-595-8747 or online at www.skylineusa.com/oakwood_concert_series.asp.</i></p>			2	3 Arc forms due	4 The District & HOA offices will be CLOSED for Independence Day	5 FIFTY PLUS CLUB - 9 am @ TBD
			<p>9 Get Off Your Buns Lunch Bunch-Biker Jim's-departs 11:30 a.m. @ Ad Bldg</p> <p>HOA Hearing Committee mtg. - 6 pm @ Ad Bldg</p>	10 ARC Committee mtg. - 6 pm @ Ad Bldg	11	12 Computer Class: Basic Computer Essentials 9am-1pm @ Ad Bldg
<p>Large item pickup week. Please call 3-1-1 or 720-913-1311 for your collection day</p>		15 CAB Quarterly Community mtg - 6 pm-8 pm @ Evie Dennis Campus	16 GVR Metro Board Mtg. - 6:30 pm @ Ad Bldg	17 Arc forms due	18	19 Get Off Your Buns day trip: Southwest Plaza Farmer's Market-departing 9 am @ Ad Bldg
20	21	22	23 HOA Board Mtg - 6:00 pm @ Ad Bldg	24 ARC Committee mtg. - 6 pm @ Ad Bldg	25	26
27	28	29	30	31		

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

Keep an eye on our websites www.gvrmetrodistrict.com & www.gvrhoa.com for up to date calendar information.

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

The Metro

August 2014



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 @ TBD
3	4	5	6	7 Arc forms due Computer Class: Word-Level 1-Part 3- 6 pm-8 pm @ Ad Bldg	8	9 FREE Computer Class Seminar: Cloud Computing (SkyDrive) 9-11:30am @ Ad Bldg GVR Days from 10:00am-4:00pm Rec Center parking lot
10	11 Computer Class: Word 2010 Basics 6-8pm @ Ad Bldg	12 Computer Class: Word 2010 Basics 6-8pm @ Ad Bldg	13 Get Off Your Buns Lunch Bunch-El Taco de Mexico-departs 11:30 a.m. @ Ad Bldg HOA Hearing Committee mtg. - 6 pm @ Ad Bldg	14 ARC Committee mtg. - 6 pm @ Ad Bldg	15	16 Computer Class: Word 2010-Creating a Simple Report 9am-1pm @ Ad Bldg
17	18 Computer Class: Word 2010-Create a Biz Letter 6-8pm @ Ad Bldg	19 Computer Class: Word 2010-Create a Biz Letter 6-8pm @ Ad Bldg	20 GVR Metro Board Mtg. - 6:30 pm @ Ad Bldg	21 Arc forms due	22	23 Get Off Your Buns day trip: Belmar's Music on the Plaza-departing 1 pm @ Ad Bldg
24	25	26	27 HOA Board Mtg - 6:00 pm @ Ad Bldg	28 ARC Committee mtg. - 6 pm @ Ad Bldg	29	30
31						

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

Disclaimer: Trip dates & times subject to change. Please call the office (303-307-3240) to confirm.