



# The Metro



A community newsletter coordinated by the GVR Metropolitan District

**May/June 2013**

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

## *1st ANNUAL - Green Valley Car Fest*

Join us on Saturday, June 1, 2013 from 4 to 8 PM at the parking lot at Oakwood's Corporate office at 4908 Tower Road for the First annual Green Valley Car Fest. A car show that will showcase some local cars as well as cars from around the state.

**2013 GVR CAR FEST**



Come and vote for the car that you think deserves the best in show award!

Come and visit the many booths of vendors and sponsors of the event!

Show your local support for this great new community event and enjoy the wonderful weather we all enjoy in the month of June!

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*Back portion of Newsletter: Green Valley Ranch HOA News Content*



## 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

After-School Camp  
September 2012 - May 2013



Beyond the  
Rainbow

Sign your  
children up  
today!

SEE ABOVE FOR  
CONTACT  
INFORMATION

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).

### 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)

### SENIOR/ACTIVE ADULT TRIPS - 2013:

Mystery Dinner - May 17

Wildlife Experience - June 28

Senior Law Day - July 27

Lady Luck Casino - coming in August



# 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.



## Community Garden

**Gardening is a great hobby and a creative way to grow your own fresh vegetables!**  
**Get your application in now and be a part of this great community amenity for 2013. There are only a few garden plots left to rent.**

**RENT YOURS NOW, so you don't miss out!**  
**Get involved TODAY!**

**Call Dee at 303-307-3240 for more information.**

## Denver Public Library-Green Valley Ranch Branch Open 7 Days a Week

*By Colleen Galvin, Senior Librarian, Green Valley Ranch Branch*

Beginning April 29, 2013 the Green Valley Ranch Branch Library (4856 N. Andes Ct. 720-865-0310) will be open three additional days per week, increasing operating hours from 32 to 52 per week.

*New hours will be:*

**MON, TUE, FRI: 10 a.m. – 6 p.m. (currently closed Tuesdays)**

**WED, THU: noon – 8 p.m. (currently closed Thursdays)**

**SAT: 9 a.m. – 5 p.m.**

**SUN: 1 p.m. - 5 p.m. (currently closed Sundays)**

Thank you for voting for 2A and supporting your library!

And don't forget to have your family participate in the Green Valley Ranch Branch Summer of Reading program, beginning the week DPS schools go on summer break. Reading throughout the summer helps kids avoid that "summer slump" and earn cool prizes, as well as discover new authors. And you are never too young to participate! We have Summer of Reading programs for newborns through teens. For more information, feel free to contact any Denver Public Library.



## Improving Colorado's Dismal Track Record on School Funding

By: DPS Supt Tom Boasberg [communications\_office@dpsk12.org]

Dear DPS Community:

We all know that Colorado is a terrific place to live and raise a family. We're consistently at the top of the rankings in terms of the healthiest, fastest-growing, and most-prosperous states in the nation. But when it comes to investing in our kids, their education, and our future, we're at the other end of the rankings.

In terms of per-student funding for education, Colorado has consistently fallen near the bottom of the list, with fewer than half of the per-student dollars in state funding for K-12 students that a number of East Coast states invest in their students. Likewise, Colorado is near the bottom nationally in the size of our achievement gaps between white students and students of color. We can't continue these trends if we want to ensure a bright future for our community and our state.

And now, we have a real chance to enact the type of change that would bring a greater investment in the education of all kids across Colorado. Just this past week, a bill that would fundamentally change the way schools in Colorado are funded was passed by the state Senate and now moves to the House of Representatives for consideration. The bill was drafted by state Senators Michael Johnston and Rollie Heath, and superintendents from around the state have worked closely over the preceding months with the bill sponsors to craft the legislation and work out compromises between larger and smaller, urban, suburban, and rural, and poorer and more affluent districts.

If also passed by the House and signed by the Governor, the legislation would put to the state's voters this November the biggest and most important changes to school finance in Colorado in a generation. These are extraordinarily important and far-reaching changes that emphasize both the importance of school reform and the necessity of resources to fund our schools. They would only go into effect if approved by voters in the statewide election this fall.

Too often, we hear in our political debates one side saying that all our schools need is more money and the other side saying schools don't need more money; they just need to reform. The truth is: We need both more funding and more student-centered reforms.

The vote on the new funding system in November would ask voters for a tax increase to deliver:

- **More money for all kids.** The new funding formula is designed to ensure increased funding for all students.
- **Increased investment in preschool and kindergarten.** The proposed funding system would dramatically increase investment in early childhood education, including full-day kindergarten.
- **Targeted investments for our neediest kids.** The new formula would provide significant resources to better meet the needs of students from low-income households, students who are English-language learners, and students with disabilities. These investments are essential to closing the persistent and unacceptable achievement gaps that place our state near the bottom nationally in terms of educational gaps between students with different racial and socioeconomic backgrounds.
- **Greater accountability and transparency on use of funds.** The bill's sponsors recognize the necessity of greater transparency to track how dollars are spent and flexibility and accountability at the school and district level for the use of tax-payer dollars.

Statewide, we are still struggling with education funding cuts of the last four years. Denver, for example, receives \$800 per student or more than \$60 million overall less than we did four years ago in state funding (a cut of more than 10%). We have been fortunate in Denver that local voters have made up for some of this lost funding through the passage of our 2012 bond and mill levy initiatives. We are very grateful to Denver's voters for this local support.

Yet, the lion's share of school funding in Colorado comes from the state. And, rightly so, given the important role that state-funding equalization serves to address disparities among richer and poorer districts. That is why the kind of statewide effort envisioned by the legislation is so critical.

We are very excited about the possibilities that this potential ballot proposal would bring to Denver and the State of Colorado. I look forward to continuing the conversation with our community about this legislation and its potential for our kids, our schools, and our state's future.



## District Manager's Message

By Andrew Pimental, District Manager

### It is your community... what are YOU doing about it?

This time I want to write about something that seems to be a lost art... the art of Volunteerism. I will also hopefully use this article to inspire you and many others in the GVR community to get more involved with some great current or upcoming opportunities.

I want to start off with a great quote from Mr. Henry Ford that provides us some promise in GVR... he said, "Coming together is the beginning. Keeping together is progress. Working together is success."

From my perspective, we have begun the process of coming together in GVR. The next steps really depend on the members that reside in this community. There are some that like to sit on the sidelines and complain about everything that isn't perfect. Strong opinions come out like fast bullets out of a gun's barrel... but they will stay on the sidelines. Others are soft spoken and would rather let their actions speak more than their mouths. We have amazing people involved in so many different opportunities in GVR... the fear I have is that we are talking about a small number of folks involved in a large number of items. I think if we are going to have success, as defined by Mr. Ford in his quote, we not only need to be working together, but we need MORE people to come together first. Get started by volunteering in your community in some way. Give back.

About six months ago, a homeowner in Green Valley Ranch approached the Metro District with a request to create a committee of committed, dedicated, volunteers to help with the trash problem that we have in Green Valley. We have met with her several times and the Stay Green, Keep it Clean program has been created. This is a volunteer opportunity for ANYONE that wants to help out with some volunteer trash pick up. You could do this once a month or once a week. Supplies (bags, vest, and gloves), along with a t-shirt will be provided. We just ask that you pick up trash throughout our wonderful community. Commit two hours a month or 20 hours a week, we will take all the help we can get through this grass roots effort to Stay Green and Keep it Clean! A kick off event is planned for Saturday, May 18. Call 303-307-3246 for more information and to sign up.

I sit on the Imagine 2020, Arts, Culture and Enrichment Plan committee for the City of Denver. They currently are soliciting the community's desires through a survey that is on their website at [www.imaginedenver2020.org](http://www.imaginedenver2020.org). Please check it out and give them your opinions and desires on the future of art, culture and enrichment in the City of Denver.

The District, the HOA and the City all have great additional opportunities for people to get involved. Whether you have a desire to sit on a committee or teach a class.



Finally, the community has additional opportunities for people to give back to GVR. There is the Citizen's Advisory Board, which ALWAYS needs more help and participation as they continue to do good things for the community. The Far Northeast Optimist Club of Denver is a service club in the area that is desiring to grow so they can do more things with more members.

Find your passion, seek to be involved, teach your young people that community service and volunteerism is NOT dead and we will all work together to make GVR a success!



# 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

*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  
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

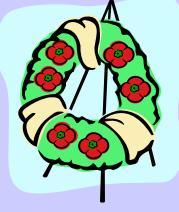
## SCHOOLS:

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

**GVR Metro and HOA  
offices will be  
closed on May  
27th in  
observance of  
Memorial Day**



**May/June 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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## **Green Valley Ranch's Community Garage Sale**

(for more information go to  
[www.gvrhoa.com](http://www.gvrhoa.com))



**When: June 7<sup>th</sup> & 8<sup>th</sup>**

**Time: 7 a.m. - 5 p.m.**

## **Covenant Enforcement in Drought**

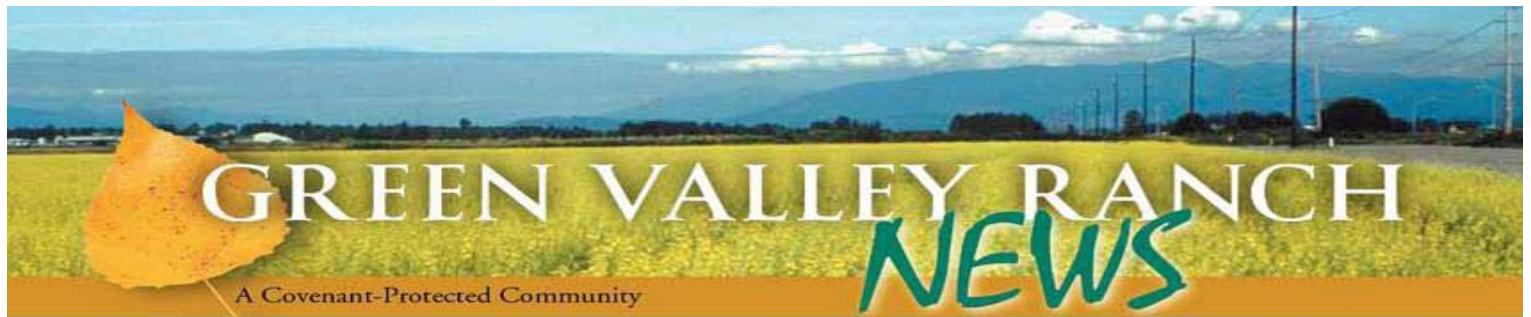
*By Peggy Ripko, HOA Supervisor*

As you know, Denver Water has declared a "Stage 2 Drought" with mandatory watering restrictions starting 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.





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

# Peggy Ponders

By Peggy Ripko, HOA Supervisor



As you may know, the Association is divided into 26 districts. The homeowners of each District vote for a District Delegate, and that person is the ‘voice’ of the homeowners in their area. We recently had several new delegates elected and we are excited by the new involvement we are seeing!

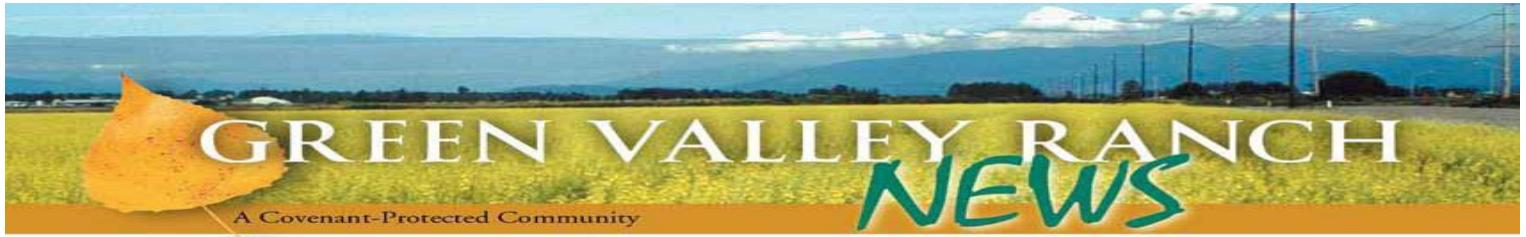
Yvette, who is the new District Delegate in District 5, recently sent out a survey to the homeowners in her area to find out their thoughts and concerns. We had a lot of homeowners respond and received some great feedback from that area! As we were reading the responses, questions and comments, there are many that other homeowners may share.

**Covenant Enforcement-** The largest concern expressed by homeowners was covenant enforcement in the community. Several questions were asked that I think would be good to answer!

1. Backyards- Several homeowners expressed concern regarding the landscaping in the backyards of homes. We know that this is an issue, but the difficulty is our ability to enforce! There are some yards that back up to common space which we can see. However, in most cases we cannot see the backyards. This, as you might imagine, makes it hard to enforce. What is the solution? If you have a house near you that has a backyard that is not in compliance please contact our office. We can set up an appointment with you to observe the house from your yard. Please keep in mind that the homeowner has a right to know how we got the information so they may find out who submitted the complaint. We will then contact you as we need access for escalating the violation.
2. Foreclosures- One huge issue is the foreclosure/bank owned properties in the community. We do hold the banks to the same expectations as any other homeowner, and inform them of this when they become the owner of a home in GVR. And we have had more luck recently having the banks maintain the properties. This doesn’t occur all the time, but there are some banks stepping up and fixing things. We recently had a bank paint one of their houses!
3. If you can see people are trying, why do you need to send violations? This is a good question with a fairly simple answer. Our job is to evaluate each house to see if a rule is being broken, which is fairly objective. However, if we evaluate each house based on our assumption of how much effort is being made then enforcement is completely subjective and unfair. However, if you are working on the situation for which you received a violation, simply let us know and we can work with you on extensions so you have the time you need to complete the project.

**Crime-** Another large item that homeowners are concerned with is illegal activity in the area. This included items such as kids walking around after curfew, to thefts and break-ins. Unfortunately; the crime in the area is outside of the jurisdiction of the Association. If you witness any illegal activity or suspect anything, please call the police! Even if you don’t know who did it, it is always good for the police to know what is going in the neighborhood.

As you can see, we received some great information from the survey Yvette sent out, and I know several other Delegates are planning to do the same thing. Unfortunately, there are several districts that do not have representation. Please let me know if you are interested in being a delegate!



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

## Teri's

### Tidbits

#### Xeriscaping-Gardening Tips

After the news broke from Denver Water about the Stage 2 water restrictions, GVR HOA took notice. We have found some good tips on the possibility of low water landscaping ideas and came across an article from Brinkman Group about Xeriscaping that we thought would be beneficial to our homeowners. Please make sure if you are planning on changing your landscaping in the front or back yard, to submit an ARC form to the HOA office for approval before starting your improvements.

#### *The Seven Principles of Xeriscape*

Source: Brinkman Group, [www.brickmangroup.com](http://www.brickmangroup.com)

#### Principle 1 - Planning and Design

- Select the right plants
- Place in the right spot
- Group by water need
- Space properly to avoid excessive water use
- View, exposure, slope
- Direct drainage to landscaping
- Irrigation system choices
- Preservation of natural areas, buffers, wetlands

#### Principle 2 - Soil Improvement

- Test soils to identify needed improvements (e.g., texture, nutrients, salts, pH)
- Proper soil preparation is critical to landscapes
  - \*3-5 c.y. organic matter per 1000 sq. Ft., tilled 4-6 inches
- Preserve topsoil for reuse

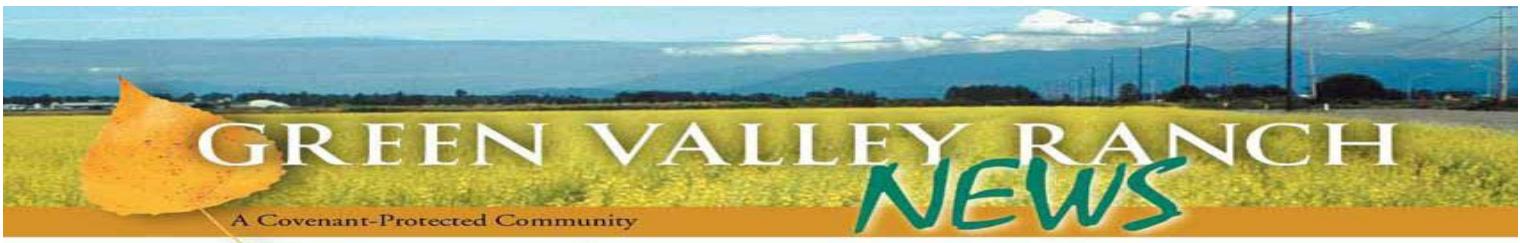
#### Principle 3 - Hydrozoning

- Group plants with like water needs
- Place low-water ground covers in difficult maintenance area (step slopes, narrow strips)
- Place low-water plants at top slopes

#### Principle 4 – Practical Turf Areas \*Valuable purpose of turf:

- Provides recreational benefit, good for high-use areas (e.g. bluegrass)
- Reduces wind and water erosion
- Provides cooling effect

*Continued on pg. 7*



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 Green Book Committee is almost done with the revisions! Keep an eye on your mailbox and our website for information regarding the updates!

The Board did approve three of the revisions at their March 27, 2013 Board meeting. These were done ahead of the rest of the revisions so the updated rules would be in place at the beginning of the landscape season. For the full text of these rules, please go to our website. In the meantime, here is an overview:

1. 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.
2. 3.70- Recreational Vehicles: The Board simply clarified some of the language in the rule.
3. 3.99- 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 3.99.

## Watering Restrictions

After a winter of little snow, Denver Water has confirmed that they are declaring a State 2 drought for the summer of 2013. This was declared on March 27 and the restrictions are effective April 1, 2013, which is a full month earlier than in the past. Denver Water stated that the Denver area is in the second year of a serious drought that's not getting better. Denver Water's reservoirs didn't fill last year, and the mountain stream flows that feed the reservoirs are expected to be well below normal. Based on the conditions we are seeing today, this may shape up to be Denver's worst drought on record.

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.

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## **Paint, Paint, Paint!**

By Bridget Busalacchi, HOA Assistant Inspector

As homeowners in Colorado, upkeep of your home's exterior is crucial. Our inconsistent weather truly takes a toll on everything around your property, from your lawn and shrubs, decks and porches, windows and doors, and most of all paint. But, when it comes to painting your home, there are some vital points of information that you *need* to know.

### **What You Need to Know**

**Choosing Your Paint:** The seasons here in Colorado are extreme, to say the least. Summer is typically hot, dry and dehydrated, while winter is brutally cold and snowy. Which means typical exterior paints could face major problems when paired with our radical weather conditions. In fact, many of us may walk into our local home improvement store, go to the paint department, look for the label that says "Exterior", and choose a pretty color and leave. This is not the correct approach. There are a few factors you *need* to be aware of when choosing paint type, which includes chemical make-up, gloss, and color.

**Type** - This is your first step when choosing paint. There are many different types of paint, but choosing the right one, for the right climate is imperative.

**Acrylic Based** - Acrylic based paint is the most common choice for exteriors because of its ability to expand and contract as temperatures fluctuate. The chemicals found in most acrylic based paints also allow it to maintain its original color, even in the sunniest of conditions.

**Acrylic Enamel** - This type of paint is also extremely durable and resistant to sun exposure. Typically, Acrylic Enamel has a non-yellowing finish.

**Oil Based** - Oil based paints refer to paints with linseed oil or Alkyd base, which are durable, but will typically yellow and/or darken over time.

**Primer** - Remember to choose the type of primer that matches your chosen type of top coat. If you choose an acrylic paint, choose an acrylic primer; oil based paint, oil based primer and so on.

**Choosing Colors:** With Colorado having such a high altitude, it's with no surprise that the sun beats down hard upon our homes; causing fading, chalking and peeling of paint. But choosing the right color can help defend the look of your home.

**Lighter Shades** - Tans, Beiges, and Creams are among the most popular colors for the exterior of a home. The reason being, chalking (refers to the formation of a white, chalky powder on the surface of the paint film. This condition often occurs as the paint weathers and the binder is slowly degraded by sunshine and moisture, releasing the binder's hold on the pigment) and fading tend to be less detectable than with darker colors.

**Pigments** - Simply, pigments provide color. But which is the right color?

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

*Continued from pg. 6, [Paint, Paint, Paint!](#)*

**Organic pigments** such as greens, blues, and reds, tend to be the colors that stand out and make your house look one of a kind but, unfortunately, the façade of beauty won't last long, as these colors tend to fade the fastest.

**Inorganic pigments** such as yellows, browns, and creams are your best bet, as they tend to hide the imperfections presented over time.

**Choosing a Finish:** When choosing a finish keep a few things in mind; one, GVR allows flat to semi-gloss, and Two, which is better?

**Flat/Matte** - Flat (or matte) paint absorbs light and is good for hiding defects. Flat paint is ideal for main bodies such as stucco, wood siding, aluminum, and vinyl siding.

**Velvet/Satin** - Similar use as for flat/matte paint. Velvet paint has the lowest level of shine and also works well to hide defects. Also known as satin paint, it has a washable surface good for cleaning dirt or stains.

**Gloss** - Gloss paint is best used to highlight details and is easy to clean. Gloss paint is preferably used to accentuate soffits, eaves, trim, doors, and shutters.

**Maintenance:** Just as your car builds up dirt and grime, so does your house. To keep your home from looking dingy over the next few years, consider power washing it annually. Washing the exterior of your home can help remove chalking of your paint (the main cause of discoloration) and make it look shiny and new.

As much as painting may seem like an inconvenience, or a waste of money, the facts are quite the contrary. A freshly painted home sells faster than a home without and ultimately increases the overall value of your home. This allows you to sell your home for quite a bit more, when the time comes.

**Choosing A Contractor:** Choosing the right paint contractor is just as important as choosing the right babysitter or landscaper. When you ask the right questions, the final choice comes easily.

1. Are they a part of NAPP (National Association of Professional Painters), PDCA (Painting and Decorating Contractors of America), or BBB (Better Business Bureau)?
2. Do they have a guarantee for their work?  
Most professional paint contractors will stand behind their work. Look for a 2+ year guarantee.
3. Can they offer references for past jobs?  
If a contractor does great work and has been in business for a while, they should have no problem sharing references of a job well done.
4. Do they have extensive product knowledge?  
Ask questions. Which type of paint works best for Colorado climate and weather? How many coats of primer and base are appropriate?

For our list of preferred contractors, visit [www.gvrhoa.com](http://www.gvrhoa.com).



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Continued from pg. 3 - Teri's Tidbits - Xeriscaping-Gardening Tips

- Filters and infiltrates runoff
- Aesthetics
- Consider alternatives for narrow strips, hard-to-water and hard-to-maintain areas (steep slopes)

#### **Principle 5 – Efficient Irrigation**

- Assure the overall quality of the system
- Design the system for the efficient and uniform distribution of water
- Install the system to meet design criteria
- Maintain the system for optimum performance
- Manage the irrigation system to respond to the changing need for water

#### **Principle 6 – Mulching**

- Reduces water loss
- Reduces soil loss
- Suppresses weeds
- Promotes uniform temperatures
- Promotes soil micro-organism activity
- Aesthetic amenity

#### **Principle 7 – Appropriate Maintenance**

- Check, adjust and repair irrigation system
- Reset irrigation controller
- Aerate turf
- Replenish mulch
- Apply fertilizer, as needed
- Properly prune
- Pesticide/herbicide as needed
- Maintain equipment
- Monitor and keep records

I know this all sounds like a lot. Really, most of it is common sense. Pick plants that fit the climate, feed them, water them, put them in the right area, cover them, provide good nutrition, introduce them to good friends (plants with similar needs) and always think and plan before you act. It sounds like being a parent. Actually, it is much easier than that. Spring is here and now is a great time to start with Principle 1 – Planning and Design. Enjoy!!!

#### **MARK YOUR CALENDARS AND GET SIGNED UP FOR THE FAR NORTHEAST OPTIMIST GOLF CLASSIC**

**FRIDAY, June 7, 2013 at 7:30 AM—Preregistration is mandatory!!!**

This once a year fundraising effort for the Far Northeast Optimist Club of Denver is critical to our year long programs for the youth of GVR and the surrounding areas. We will have a nice lunch, included with the golf, prizes and contests to enter. Silent Auction will follow the tournament as well with many great prizes!!!

Call 303-912-8283 for additional information or to get a sign up packet!

# GREEN VALLEY RANCH

## NEWS

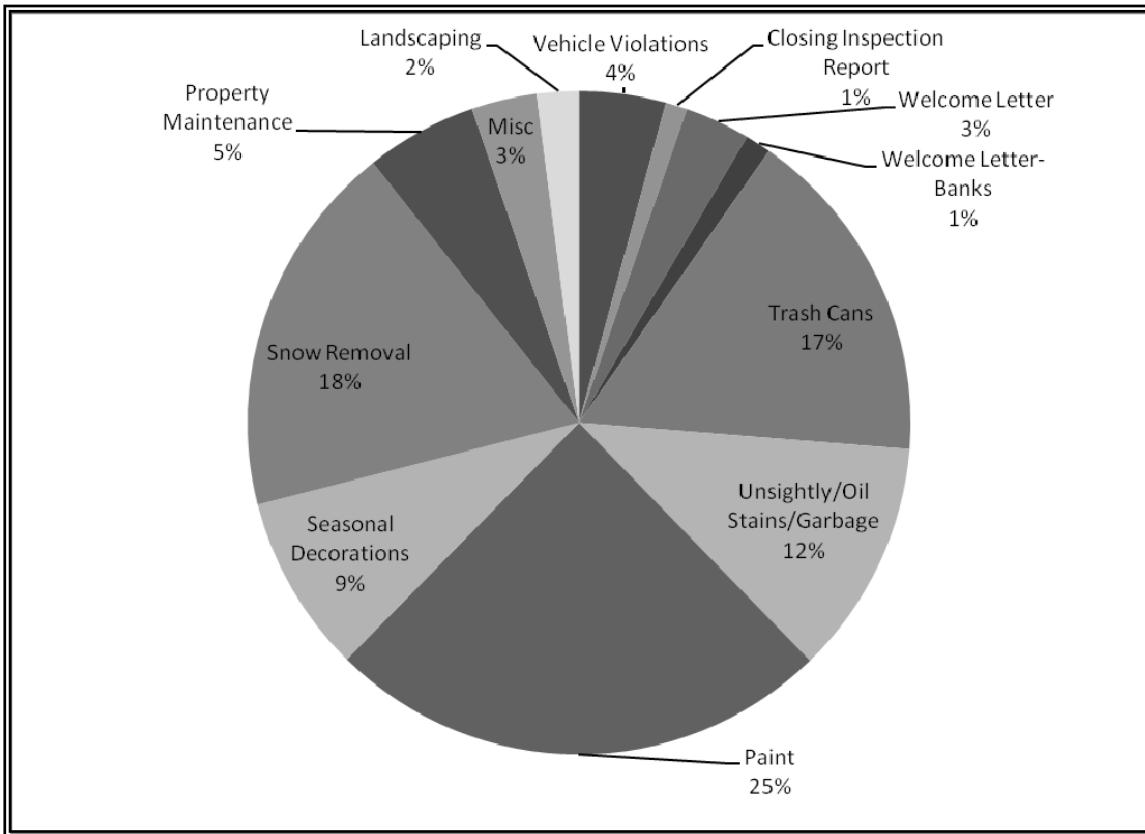
A Covenant-Protected Community

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

### VIOLATION STATISTICS

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

Please contact us if you have any questions regarding this!



### Revised Enforcement Policy

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.

# GREEN VALLEY RANCH

## NEWS

A Covenant-Protected Community

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*Continued from pg. 4, Watering Restrictions*

1. Between April 1 and Sept. 30, Denver Water customers may only water two days a week and must follow this schedule:
  - ◊ Single-family residential properties with addresses ending in even numbers: Sunday, Thursday
  - ◊ Single-family residential properties with addresses ending in odd numbers: Saturday, Wednesday
  - ◊ All other properties (multi-family, HOA, commercial, industrial, government): Tuesday, Friday
2. In addition, customers must follow these annual watering rules:
  - ◊ Do not water lawns between 10 a.m. and 6 p.m.
  - ◊ Do not waste water by allowing it to pool in gutters, streets and alleys.
  - ◊ Do not waste water by letting it spray on concrete and asphalt.
  - ◊ Repair leaking sprinkler systems within 10 days.
  - ◊ 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.

## 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!!



### SKYLINE Handyman & Painting Services

Jason Hamilton  
720-221-4624

HANDYMAN{}INTERIOR PAINTING{}BASIC PLUMBING{}BASIC ELECTRIC  
DOOR HANGING & REPAIR{}GENERAL MAINTENANCE  
DRYER VENT CLEANING & INSTALLATION{}& MUCH MORE  
FREE ESTIMATES

18 years of quality & experience {} locally owned & operated  
jhamilton1683@yahoo.com

### 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.*

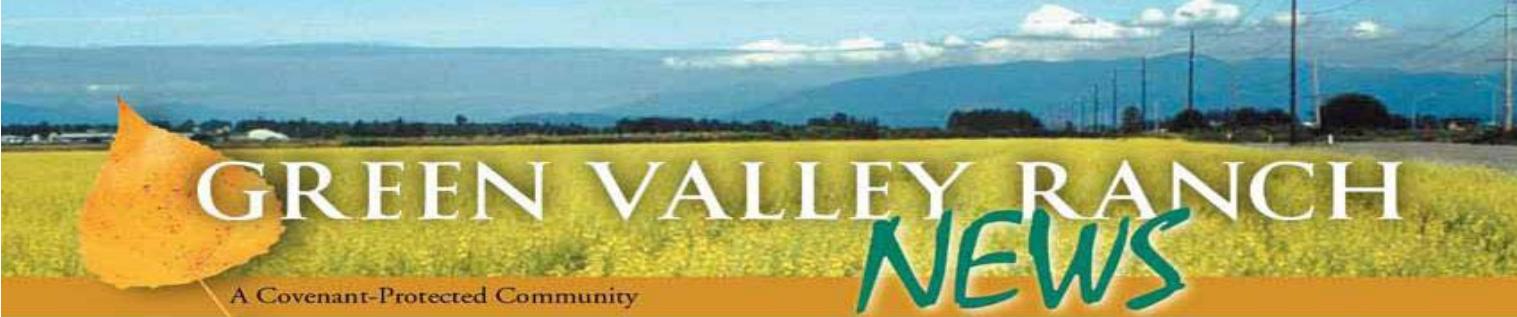
*For Jan/Feb, May/June, & Sept/Oct the rates will be 50% off the above.*

### 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).



# GREEN VALLEY RANCH

## NEWS

A Covenant-Protected Community

*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  
District10: 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

## May 2013



# **COMMUNITY CALENDAR**

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

# The Metro

June 2013



## COMMUNITY CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
						<i>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.</i>
2	3 Computer Class: Word-Level 1-Part 1- 6 pm-8 pm @ Ad Bldg	4 Computer Class: Word-Level 1-Part 2- 6 pm-8 pm @ Ad Bldg	5	6 <i>Arc forms due</i> Computer Class: Word-Level 1-Part 3- 6 pm-8 pm @ Ad Bldg	7	1 FIFTY PLUS CLUB - 9 am @ GVR Golf Club (4900 Himalaya) Community Garden Kick-Off BBQ- 11 am @ Community Garden 2013 Car Fest - 4:00-8:00 pm @ 4908 Tower Road (Oakwood Homes)
9	10	11	<i>12 Lunch Bunch for Seniors/ Active Adults departs 11:30 a.m. @ Ad Bldg</i> <i>HOA Hearing Committee mtg. - 6 pm @ Ad Bldg</i>	<i>13 ARC Committee mtg. - 6 pm @ Ad Bldg</i>	14	15
16	17 Computer Class: Excel Level 1- Part 1- 6 pm-8 pm @ Ad Bldg	18 Computer Class: Excel Level 1- Part 2- 6 pm-8 pm @ Ad Bldg	19 GVR Metro Board Mtg. - 6:30 pm @ Ad Bldg	20 <i>Arc forms due</i> Computer Class: Ex- cel Level 1- Part 3-6 pm-8 pm @ Ad Bldg	21	22 Computer Class: Windows 7- Part 1 9 am-1 pm @ Ad Bldg
23	24	25	26 HOA Board Mtg - 6:00 pm @ Ad Bldg	27 <i>ARC Committee mtg. - 6 pm @ Ad Bldg</i>	28 <i>Senior/Active Adult trip: Wildlife Experience Depart 10:00 am @ Ad Bldg</i>	29
30	<i>Disclaimer: Meeting dates &amp; times subject to change. Please call the office to confirm.</i>					