



# The Metro



*A community newsletter coordinated by the GVR Metropolitan District*

**September/October 2012**

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

## **Master Planning work underway!**

*By Andrew Pimental, District Manager*

The GVR Metro District started our Master Planning work by contracting with GreenPlay, LLC in July! The District received a grant from Great Outdoors Colorado (funded through lottery dollars) for \$40,000, which will be combined with some matching funds from the Metro District and a couple partnerships, including the HOAs here in Green Valley to pay for the plan. By having a plan, not only will we have a clear direction on providing quality parks and recreation services for the community, it will also make us that much more competitive for additional grant funds in our future.

The actual planning process started in August with six focus group meetings that included general homeowners and residents of the District, strategic partners and other identified stakeholders in the Green Valley Ranch area, along with City and County of Denver representatives. Certain deficiencies and operations, along with Parks and Recreation trends and community desires were discussed and used to create a survey that will go out to all homeowners in September. Your participation in this survey is critical!!! PLEASE, take this opportunity to voice your feelings toward what is currently offered in the area, what you would like to see offered in the area, and how we can make this happen through our District, the City and through the HOA's.

The results of the survey will then be tallied and addressed in several public meetings with the community towards the end of the year. Knowing what people want to have is one thing, but identifying how we will pay for any improvements or additional facilities and programs is a whole other challenge that we must face. Once we have these meetings, the plan will be finalized and presented to the Board of Directors in early 2013. It will then be their responsibility to stay on task with the plan over time, using the valuable feedback and information received from the public through this comprehensive process.

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# DISTRICT PROGRAMS

## Give us your feedback!

If you have ideas, suggestions or thoughts on classes, activities, or adult trips, please give us a call at 303-307-3243 or shoot us an email at [lmurray@gvrmetrodistrict.com](mailto:lmurray@gvrmetrodistrict.com)

## Coming Soon

 **GVR Metropolitan District**

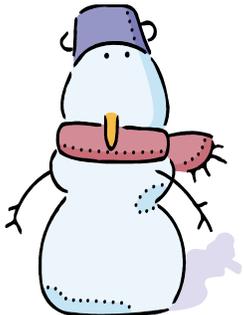
Beyond the Rainbow

## Winter Youth Day Camp

December 24, 2012-January 4, 2013

Ages 5-15

"Space is limited"



FOR MORE INFORMATION AND TO SIGN UP  
Contact La Vetta Murray  
@303-307-3243 or stop by the  
GVR Metro District  
office located at  
18650 E. 45th Avenue  
[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)



Free Walk-in Activity

## Coffee & Chat



Location:

Green Valley Ranch Library  
(4856 N. Andes Ct.)

Every second Wednesday of the month starting at 2:00 p.m.

## SENIOR/ACTIVE ADULT TRIPS:

Senior Connection/Expo & the Cussler Museum  
Lunch outing between events  
Tuesday, September 18, 2012  
Depart: 8:30 a.m.

COMING IN OCTOBER:  
Lady Luck Casino trip  
Date & time to be determined. Please call for more information.



# 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.



## PRODUCE FOR PANTRIES ADDRESSES INCREASING HUNGER IN DENVER METRO AREA

*Source: Dana Miller, Co-Director, Grow Local Colorado*

### *Organizations Come Together to Increase Availability of Garden Grown Produce in Local Food Pantries*

**DENVER** – In response to the growing number of people visiting Denver area food pantries and to increase access to healthy and fresh produce for all, area organizations have come together to create Produce for Pantries. A project of Cooking Matters, Grow Local Colorado, Denver Urban Gardens, Slow Food Denver, Plant a Row for The Hungry, Livewell Colorado, Food Bank of the Rockies, Metro CareRing, Yardharvest, and St. John’s Cathedral, Produce for Pantries connects food pantries with school gardens, community gardens, and home gardens in their neighborhoods to provide locally grown and healthy food and nutrition education to those in need. Through Yardharvest, food pantries will also be connected with fruit gleaned from residents’ trees who have an excess they would like to donate.

A total of twenty-three Denver area pantries are involved as pilot sites for 2012. Those pantries are being connected with school gardens via Slow Food Denver, community gardens via Denver Urban Gardens, and home gardens via a media campaign. As well as receiving fresh produce, food pantries will be provided with easy, nutritious bilingual recipes to accompany the produce, information on safe food handling and storage for the fresh produce, as well as on-site cooking classes.

“In the world’s wealthiest nation no child should go hungry, but one in five children in America struggles with hunger” says Cooking Matters’ Megan Bradley, “and Produce for Pantries recognizes that one of the main hurdles to healthy eating can be access to local nutritious foods. You can’t get more local than food grown in the neighborhood of food pantries.”

Produce for Pantries “connects the dots” by bringing together youth growing produce in school gardens, residents growing in community gardens, and citizens growing vegetables in home gardens to help nourish their neighbors in need, thereby strengthening and enriching Denver’s diverse neighborhoods. Residents are encouraged to email [produceforpantries@gmail.com](mailto:produceforpantries@gmail.com) to connect with their nearest participating food pantry, and to register their fruit trees online at [www.yardharvest.org](http://www.yardharvest.org) if they would like to donate their excess fruit to nearby food pantries.

*For more information, please contact Dana Miller, cell: 720-837-6237; home: 720-924-4462 or via email: [produceforpantries@gmail.com](mailto:produceforpantries@gmail.com)*





# GVR Community Garden

*By Sandra & Marcus, Community Garden Participants*



Four years ago, we came to the GVR Community Garden hoping to produce a small amount of vegetables for our table. What we found was the kindness of strangers in our garden mates. Some have moved on, new mates have been acquired and others remain. Tom, Jack, Natalie, Roland and Steve, to name a few. Without being intrusive, we have shared gardening tips and helpful hints on everything from tomatoes and tomatillos, to collards and spinach. None claim to be a “master gardener” but thru a mutual respect,

we continue to share ideas and bounty. Our first year was filled with weeds more than vegetables. So far this year, we’re dining on our second round of romaine, spinach and corn, while our pumpkin and melon patches have fruited tentacles!

Over the years, our plot has doubled in size and we have expanded on the variety of vegetables planted each year. Be it from seed or small plants from the nursery, each year is a work in progress as we live and learn. Knowing that we grew our bounty “from scratch” is rewarding for our body and soul.

What has been most gratifying is the solitude that can be found while tilling the earth. Many come to the garden to find peace. A place of respite from our hectic lives. Whether you’re playing classical music in the background while you harvest your spinach or listening to Elvis while you pick your green beans. No, you’re not being anti-social. You’re taking a moment to feel the dirt between your fingers, smell the fresh herbs, listen to the birds sing or hear the laughter from the kids in the school yard. It’s okay to share ideas and fruits of your labor. But know when to allow your garden mates their space and time just to *Be*. There’s no greater gift to our garden than to allow each other just to *Be*.

We love being part of the GVR Community Garden and look forward to many years of bountiful gardening!

## *Pictures of their garden plot.*





## District Manager's Message

by Andrew Pimental, District Manager

### Chances to learn are everywhere!!!

*"Experience is a tough teacher because she gives the exam first, then delivers the lesson later" - Vernon Saunders Law*

This last year has been very interesting, to say the least... many items have come up that we are learning best management practices for, but the biggest challenge for the District by far is supplying the covenant enforcement and related services on behalf of the Master HOA. On paper this is a very simple concept, but in real life, it is a very challenging process.

One item that has recently been questioned is the District's requirement to comply with the State of Colorado's Open Records Act. As the provider of services, the District received a written complaint from a homeowner about another homeowner. We then had to disclose this written complaint to the homeowner that was not in compliance with the rules and regulations. They wanted to know who had complained about their property. Through the open records act, this owner had full entitlement to this written record through the District. Please note, that if you communicate with the District about another homeowner's property, this will be a public record. We have learned that there will be some challenges created with this unique relationship between our organizations over time, such as this one, but the overall benefit is still very big to the community. We also have the hotline phone number set up for residents to alert our inspector on certain items to watch out for while they are on their normal inspections each day. Call 303-307-3248 for this service.

Another item we have learned this year is the overall amount of energy and time it takes to create better landscapes throughout the common areas in the District. Not only did we bring our turf maintenance work in house in 2012, we also have thoroughly experimented with different products including soil conditioners, top dressing materials, different hybrid grass seeds and watering schedules to create the best landscape, while maintaining the best management practice and lowest cost possible. We again learned many things which will help our operations moving forward.

In the world of collaboration - the District is partnering with the City of Denver to collaborate on the development and construction of an 18 hole disc (Frisbee) golf course at the 42nd and Lisbon Park location. Through several meetings and demo days, it was shown that this could be installed in this area without significant interruption to current park activities. This construction will start late this summer/early fall and be completed by next spring. This will create a wonderful, free recreation opportunity for young and old alike!

Lastly it should be noted that due to the dry/hot weather the District will be reducing the amount of water used on our common areas moving forward and will be shutting down the irrigation system about two weeks earlier than normal.

### Free Energy Advising for Denver Residents & Businesses

The Denver Energy Challenge is a free energy program provided by the City and County of Denver to help residents and businesses cut energy waste, while saving money and increasing indoor comfort and air quality. Free energy advising is provided along with access to exclusive rebates and financing when you sign up.

The program recently announced that they will also offer low-interest energy loans for program participants in collaboration with Elevations Credit Union. Energy loans have been made possible through a revolving loan fund from the U.S. Department of Energy Better Buildings Program. To date over 4,400 residents and 950 businesses are participating in the Challenge with help from free energy advisors. Over 40 homes in Green Valley Ranch are participating as well – but we want more!

Call **720-865-5520** today to speak with an advisor and see what options are available for your home or business while these free resources are available.

#### **What Does FREE Energy Advising Entail?**

- Review of a previous energy audit
- Helping scheduling an audit
- Prioritize energy saving measures
- Provide a list of pre-screened Contractors
- Compare and review bids
- Locate rebates, financing and help you apply
- Answer any questions you have about energy savings





# 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 HOMEOWNERS ASSOCIATION for GREEN VALLEY RANCH AND OTHER HOA CONTACTS FOR GVR:

Master HOA (South of 48th Avenue).....303-307-3240  
 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  
 311 Call Center, *outside Denver*.....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  
 Police: Dist. 5 Immediate Response.....720-913-2000  
 Police: Dist. 5 Non-Emergency.....303-376-2300  
 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  
 Tony Bruce (Community Resource Officer).....303-376-2305  
 Anita Gomez (Community Resource Officer).....303-376-2317

## 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.....720-285-7007  
 GVR Cub Scouts.....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 .....303-726-1328  
 Oakwood Homes Corporate Office.....303-486-8500

**The Metro District  
 and HOA offices will  
 be *CLOSED* on  
 Monday,  
 September 3, 2012  
 for Labor Day.**

September/October 2012

# 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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## Paint Discounts!

Many homeowners in Green Valley Ranch are working to improve their homes by painting, both the inside and outside! We have found the following discounts to help you in this endeavor!

### Home Depot:

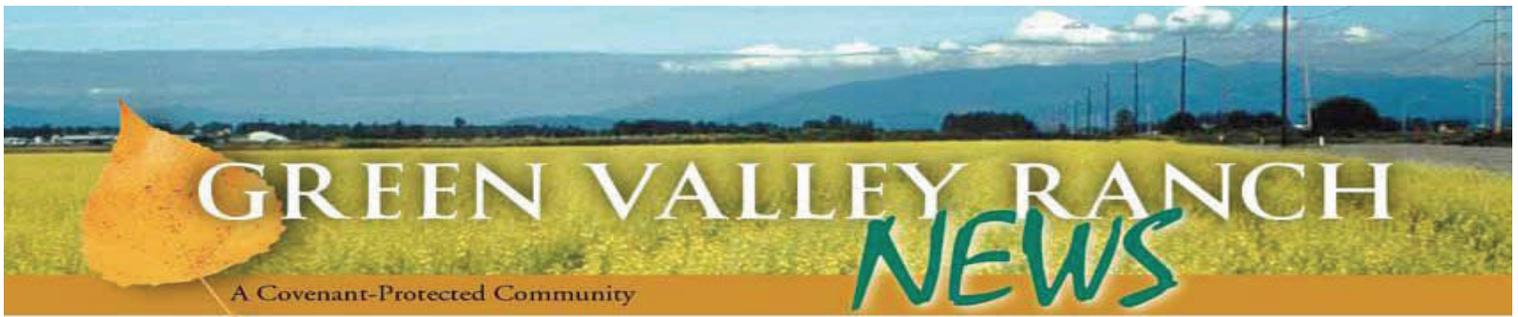
The Association has joined the **Pro-Rewards Paint Program**. This program will give GVR homeowners a 20% discount toward their paint purchases. This is for **Behr paint only** and does not include the paint brushes, rollers, tape, etc. **To get the discount:** When you check out, tell them you are part of the Pro-Rewards Paint Program and give them the Green Valley Ranch office number as the account number. Our office phone number is **303-307-3240**. This discount is good at all Home Depot stores.

### Kwal Paint:

Oakwood Homes uses Kwal paint in all their homes. Oakwood Homes has arranged with Kwal Paint to extend a 20% discount to all Green Valley Ranch homeowners. The only store that accepts this discount is the Kwal Paint Store located at 1701 Chambers Road, Unit A. **This discount is for paint and supplies. The phone number for this store is 303-367-0057. To get the discount:** Go to the store and ask for the GVR Oakwood Home Discount. **Please remember that this discount is only good at the above Kwal Paint store.**

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





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

## Peggy Ponders

*By Peggy Ripko, HOA Supervisor*



The summer is slowly winding down; the 90 degree temperatures we are seeing now will soon cool down into another beautiful Colorado autumn. As we move out of the 2012 landscape season, it's a perfect time to look forward to 2013 and plan ahead. The heat we have seen this summer, paired with the scarcity of rain, has left a lot of yards stressed and begging for relief. The challenges we have seen this summer will extend to an entirely new set of challenges next spring. Turf that has been stressed this year will take some extra TLC to come out of dormancy next year. Areas that were killed due to the drought this summer will need to be addressed in the spring. And winter is the perfect time to think and plan ahead!

Here are some tips as you plan:

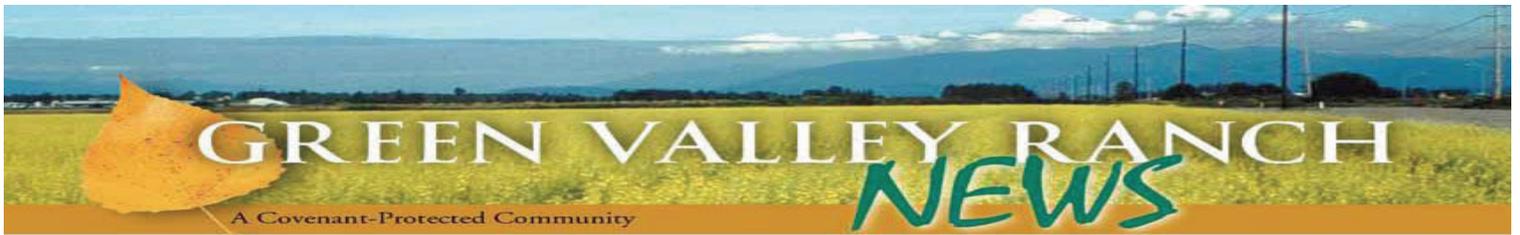
1. If you have areas of your yard that you have to re-seed or sod every year because of poor soil or location (it's under a tree), think about changing it instead of seeding it again! Putting mulch or rocks in that area can eliminate the issue. Please note- this would require ARC approval prior to doing the work.
2. If you want to re-seed or sod your yard, plan ahead! April can be a great time to do it- even if there is a late snow. Seed planted in the spring will mean beautiful grass come summer!
3. Xeriscaping- This is an option that a lot of homeowners are interested in, as it can be an attractive solution to reduce water use. Now, this does not mean your yard is all rocks. Rocks can be ok, as long as you follow the rules for xeriscaping. You can read Section 3.54E of the Green Book for all of the requirements, but the big one is that you need one plant for every fifty square feet. You would need to submit an ARC form for this as well!
4. Website Resources- We have links to many articles on our website, [www.gvrhoa.com](http://www.gvrhoa.com), that can help you address a lot of the concerns in your yard.

ARC forms can be turned in year round and you will have one-year to complete the work (6-months if it's in response to a violation). Either way, an ARC form approved in the early spring will give you plenty of time to do the work. The ARC form can be found on our website or you can stop by the office for one. If you have any questions about what needs ARC approval and what does not, please give us a call and we would be happy to answer your questions.

## Fall is Here!

*By Peggy Ripko, HOA Supervisor*

**Or at least almost here! And when fall hits, Colorado leaves start to hit the ground. And what goes down must come up! Remember as we move farther into fall and plants start to lose their leaves that those leaves must be picked up! We do understand that it is not reasonable to rake leaves every day, so we know that there will be leaves on the grass for a little bit of time. However, we do expect that when the majority of the leaves have fallen from a tree they will be raked up. This is not only to make sure the neighborhood looks as good as possible, but if you leave the leaves on your grass it can actually suffocate the grass and create extra challenges for you next year!**



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



*Joyce Jabbers*



## **The Architectural Review Committee**

“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.

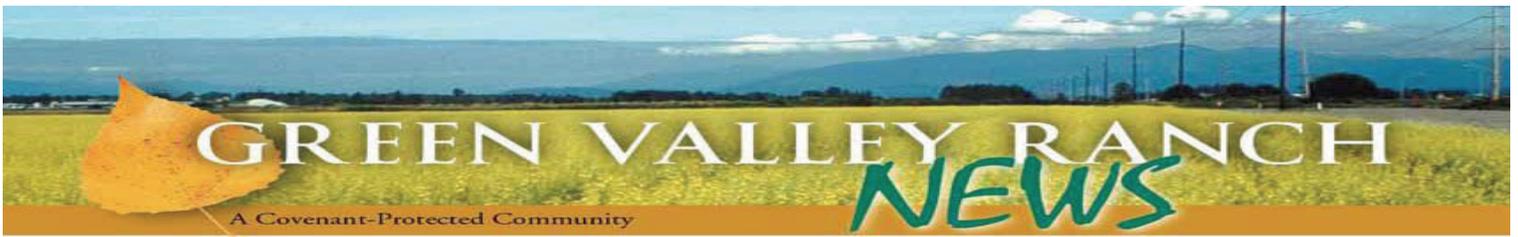
So, I have explained who they are, what they do, what gives them their authority and why they can’t go away. Why they do it? Well, because they love Green Valley Ranch. They want to keep the aesthetics of the neighborhood intact and they want to keep the property values up.

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*

# 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 Joyce at 303-307-3240 or email her at [jmeasmer@gvrhoa.com](mailto:jmeasmer@gvrhoa.com) to have one mailed to you.

With the election season upon us, please keep in mind the rules regarding political signs! For more information, please refer to section 3.80 of the Green Book.

**3.80 (A) Political Signs** do not require ARC approval. One sign per candidate or ballot issue per residence is allowed. Signs may not be displayed more than 45 days prior to an election and must be removed no later than seven (7) days following the election. Signs must comply with City Code and State Regulations.

**\* Please note:** These rules are applicable to any sign placed in the exterior of the house, or a sign that is in a window and can be seen from the outside.

## **Mortgage Relief for Distressed Homeowners**

*Source: CAI (Community Association Institute)*

To help the millions of homeowners whose Federal Housing Administration (FHA) mortgages are threatened by foreclosure, the FHA established the Home Affordable Modification Option, or FHA-HAMP. Homeowners approved for this program could have their monthly mortgage payments reduced significantly.

Homeowners may only apply for FHA-HAMP once. And although they are not required to have equity in their homes, to be eligible for the FHA-HAMP mortgage payment reduction, homeowners must:

- ◇ Reside in the properties they own.
- ◇ Have a mortgage that is at least one year old.
- ◇ Have made at least four mortgage payments.
- ◇ Have mortgage payments (including taxes, insurance and homeowners/condo fees) that exceed 31 percent of their gross income before deductions.
- ◇ Be delinquent on their mortgage payments by at least one month.
- ◇ Have an unpaid principal on their home that is less than \$729,500 (\$934,200 for two units; \$1,129,250 for three units and \$1,403,400 for four units)—The Department of Housing and Urban Development, which works with the FHA, defines a unit as “a habitable living unit added to, created within, or detached from a single-family dwelling that provides the basic requirements for living, sleeping, eating, cooking, and sanitation,” such as a mother-in-law suite).

Other requirements and considerations, such as the amount of the monthly mortgage payment in relation to the applicant’s debt Ratio, may need to be satisfied before a mortgage reduction can be approved. For instance, a homeowner applying for FHA-HAMP must have a cumulative debt, including second mortgages, credit cards, car loans and leases and any other installment or revolving accounts, that is no more than 55 percent of his or her household’s monthly gross income.

To determine eligibility or to apply for the FHA-HAMP, homeowners should contact their existing lenders or the U.S. Department of Housing and Urban Development’s National Servicing Center at (888) 297-8685. Applicants will be asked to provide proof of income, a hardship letter explaining the circumstances of their financial difficulties and a list of monthly expenses with supporting documentation. To avoid scams, homeowners are reminded that HUD’s counseling services are free and are cautioned not to pay anyone to prepare their intake packages or applications.



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

## **Help Us to Help Everyone Else**

*By Paula McClain, HOA Board Member at Large*

Have you heard people say..”**I don’t want to get involved**” or “**Nobody is going to listen to me**”? If you think you are in a corner all by yourself believe me there are people around you that feel the same way.

I think it’s fun to do “imagine this”... please let your imagination go with the flow. Imagine you are in a corner all by yourself. Slowly your family, neighbors and friends decide to join you. Before long your corner was so full that nobody can move. Now let’s test your influence on those in your corner. I want you to do something out of ordinary...walk to the center of the room. Now turn 180 degrees and look who followed you because they knew you were willing to believe in what you were doing and they felt you could make a positive change. Now doesn’t that prove that you can make a difference. Maybe it is your calling to help change the perception of what you and those round you think and feel about our HOA here in Green Valley Ranch.

People find it cathartic to express their anger and unhappiness to those around them. It helps them to feel they are being heard and to get supporters for their cause. However, once the conversation has run its course and the homeowner’s outraged has been talked out then everyone moves on. Was there a resolution for the homeowner...probably not unless they were talking to the right people.

Studies show that positive to negative comments should be in a 5 to 1 ratio for a relationship to be healthy and survive long term. That means we should be saying 80% positive comments and not more than 20% negative comments to each other.

There are individuals who are making a valiant effort to keep GVR pristine and safe for everyone within our borders. Some of these people are Green Valley Ranch employees. Believe me they work very hard and yes they are paid a salary for work they take very seriously. Each person works long hours digesting the affects that each homeowner brings to our table. All the committees I am about to tell you about are funded by volunteer hours from probably your neighbor next door. Who would have thought?

It is well documented that some homeowners and renters make it very easy but then there are some who make it down-right difficult. We are not just any housing community but a “Covenant Community”. This means there are rules documented in a special paperback called “**The Green Book**”. It was written and circulated in 1986, revised numerous times and updated in March, 2011. These are standard regulations for everyone and the book was not written to single out any one resident. This book is not meant **to be taken personally**...it is just your basic rules on how to make your home comply with GVR standards.

Our HOA is divided into 26 districts. For each of these sub-areas, there should be one representative. To date only 7 of those districts are represented. It is a volunteer position and the job description is very simple...be in good standing with the HOA, live in your district, attend board meetings and be able listen to your area residents concerns. The HOA Board meets the 4th Wednesday of every month. As a delegate, you are invited to bring your district concerns to the board’s attention. It would be a true blessing, if each of you that are reading this, would step up and come forward to support the homeowners and renters in your area. If this is something you might want to do for just 6 months to start, please call the **HOA office at 303-375-3240**.

The next committee that supports our HOA is the **ARC (Architectural Review Committee)**. In one way or another, homeowners have been in contact with anyone of their 3 members. This board approves or disapproves what each homeowner wants to do to improve their home. That includes landscaping, painting, adding-on, roofs, etc. An ARC form is submitted to the HOA, which is date stamped, for the next time the committee meets. Their sessions are March through September on the 2nd and 4th Thursday. In the months from October through February the committee meets only on the 2nd Thursday. From the first of January, 2012 to June 30, 2012, this committee has reviewed 555 ARC forms. It is true for most of us that we all have a full plate but can you imagine moving just a few things around so you could give this committee a helping hand. Please consider offering some assistance during the high pressed months of March through July. You will be given information and direction so you too can make informed decisions that could affect your area or those in other parts of GVR. Call the **HOA office at 303-307-3240**, if this might be a way for you to contribute to your community.

Next is the **Hearing Committee**, I consider this the “biggy” of major importance when it comes to our committees. No one in Green Valley Ranch is above getting a violation letter, not even those on our HOA board. If a homeowner is in violation of something that is listed in the “**Green Book**”, they are sent a letter explaining what needs to be cured or corrected. The violation must be corrected or the

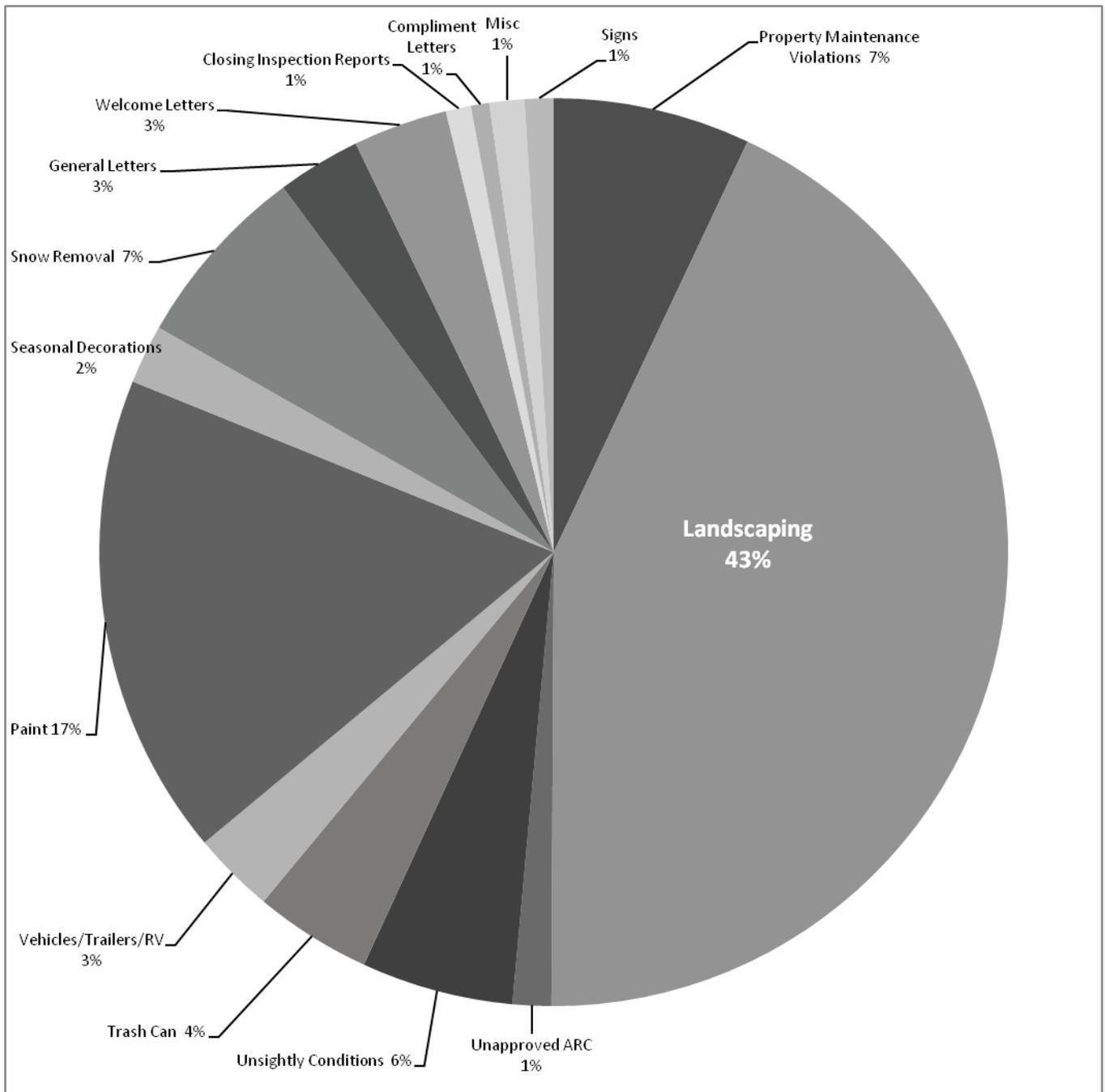
*Continued on page 7*



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

## **VIOLATION STATISTICS**

In the past we have talked about the number of letters that are being sent out to homeowners in GVR. This time we wanted to focus on what types of letters are being sent. The graph below shows the breakdown of letters, and lets you know what percentages of letters are being sent for various violations. If you would like more information, please free to contact the HOA office!





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*Continued from page 5, Help Us to Help Everyone Else*

homeowner must contact the office within 15 days from the date on the “Violation Letter”. If the homeowner should require more time, then our HOA staff can give the homeowner a 30 day extension **but only if the homeowner communicates** their need to the HOA office. And if you still need more time above the 30 days, then you can ask the Board of Directors of our HOA, who will be more than happy to work with you.

However, if the homeowner is still in violation, then they are sent to our Hearing Committee. This board reviews all outstanding violations. This can range from landscaping issues to no screens on the windows. The “Green Book” has every and all of the violations that can be assessed a fine. If you do not have a “Green Book”, please pick one up at the **HOA office located at 18650 E 45th Avenue**. If the violation should still require more time, then the homeowner can attend the Hearing Committee and asked for an extension to be able cure/correct their violation. After listening to the homeowner, the committee can justifiably recommend keeping or waiving the fine that has been incurred by the homeowner. After the Hearing Committee’s recommendations have been documented, then all violations are brought back to the HOA Board. This board usually approves what the Hearing Committee has deemed appropriate. The only money that cannot be waived is money that is out-of-pocket for the HOA itself such as **lien removals and legal costs**.

**Please let me emphasize again, it is imperative that the homeowner be accountable for communicating with those who can help the homeowner succeed.** Green Valley Ranch HOA employees and committee volunteers are here to help and support each and every resident in GVR. It is not our intentions to cause any undue pressure and/or stress to any of our residents.

There is a new committee on our horizon and one that will make living in GVR a pleasure. It is our “**Social Committee**” and it is made up of 3 resident homeowners. It came to the board’s attention that nothing was being done to invite everyone to mingle and meet. Their first activity to support GVR was the Community Garage Sale. We heard from those that participated that everyone did well in recycling their household treasures while meeting some of their GVR neighbors. This committee has several more great ideas such as coordinating the Christmas Tree Lighting, caroling, participation in Summerfest and a social for residents to meet and ask questions of those on all our committees.

Last but not least is our **HOA Board**. It is made up of 6 members...President, Vice President, Secretary/Treasurer and 3 Directors. Each member is asked to fill a 2 year term. This board meets the 4th Wednesday of every month. It approves or disapproves the Hearing Committee’s recommendations, over sees the HOA finances, works with our Metro District on certain issues and works closely with our District 5 Denver Police Department. We listen to all residents and their concerns and try to come up with good workable resolutions. If you might be interested in being a board member and if there is an opening, we look forward to anyone wanting to volunteer to help make our community a better living, breathing community.

We hope that each of our residents understands a little more about your community called **Green Valley Ranch**. Each day we see new and positive actions. Soon each homeowner will have the opportunity to give their input in the GVR Metro District’s “**Master Plan**, which is basically a long-term plan (10 year) for the community’s Parks and Recreation as a whole. Through a survey coordinated by Green Play, LLC, everyone will be asked to input their desires and concerns for what lies ahead in the use of open lands in and around our area, as well as recreation services and programs within GVR. So please be thinking of what would make each of you happy and to feel that you have made your voice heard.

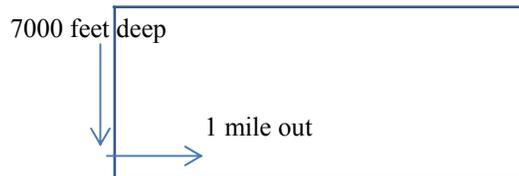
*“Care deeply enough about something to make another person mad, have passion and work hard. Stand up for yourself and others, especially those with no voice. Lend your help when able and for a good cause. Be kind to children, the elderly and animals.” By Mary Charbonneau (Fundraising Coordinator & Community Outreach, Washington Bassett Rescue)*

# 20% Paint Discounts! See Page 1!

## Hydraulic Fracturing...soon to be coming to your town!

*Source: Claudia Mitchell, GVR Concerned Citizens Group*

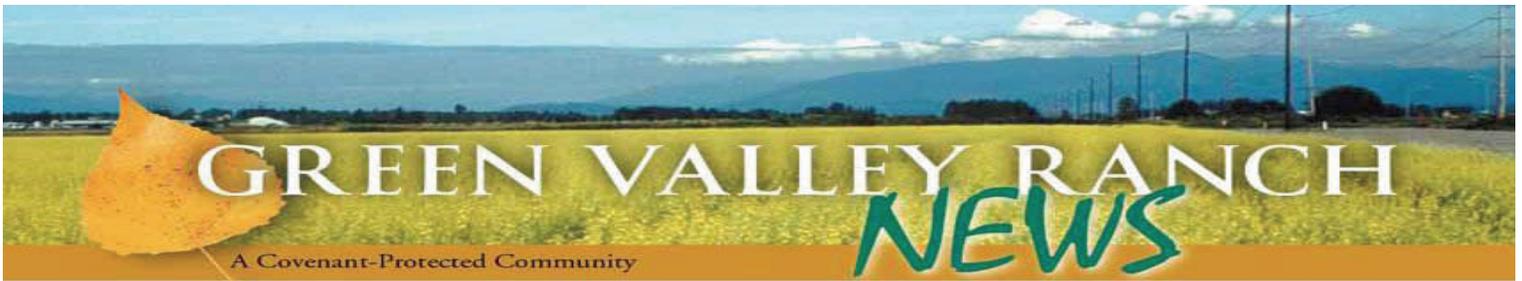
Recently, the citizens of Green Valley Ranch (GVR) and Aurora were told that Anadarko Petroleum Corporation will soon begin drilling for oil and/or natural gas near Green Valley Ranch. A few of the first sites in discussion to be fracked are East of E-470 near the toll booth, between 40<sup>th</sup> and 42<sup>nd</sup> Street on Picadilly Road and near E-470 and 56<sup>th</sup> Street. At each site 3 wells will be drilled except for the site located East of E-470 near the toll booth. At this location there is discussion of having 6 wells. The drilling on each well will be at least 7000 feet deep and 1 mile out.



Hydraulic Fracturing is a process in which oil & gas companies drill several hundred feet down then drill in an angle horizontally using water, sand and chemicals under high pressure for the purpose of releasing oil and/or gas. The oil and gas industry has stated that the process is stable but studies have shown otherwise. The Metro newsletter for July/August 2012 provided an article by Reference Services at the Denver Public Library, titled, **Fracking: A Pathfinder**. This article outlined the term fracking and provided resources for the community to further research.

A group of concerned GVR citizens along with other surrounding communities are coming together to better understand the process and any repercussions that hydraulic fracturing may cause as it relates to the ground in and around us, air and water quality and safety. Meetings have already begun taking place with the most recent on July 18<sup>th</sup> at the GVR Denver Public Library. The discussions taking place involve citizen concerns, updates on the GVR fracking, and community involvement.

For more information please join the GVR Concerned Citizens group on Facebook, **GVR Concerned Citizens Group**: <http://www.facebook.com/groups/198968433563046/#/> or by contacting them at: [gvrfracking@gmail.com](mailto:gvrfracking@gmail.com).



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

## CLASSIFIED ADS

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**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

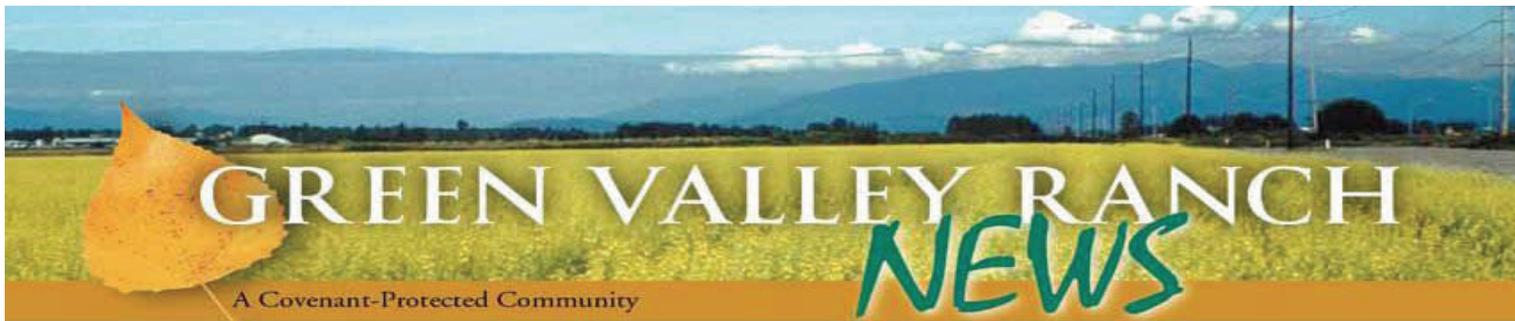
***The above rates will apply to the following editions: Jan/Feb, May/June, & Sept/Oct.  
For Mar/Apr, July/Aug & Nov/Dec the rates will be 50% off the above.***

**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).*



*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.....Eric Gravenson  
 Director.....Richard Darby  
 Director.....Matt Stallman

**HOA DISTRICT DELEGATES**

**District 1: Vacancy.....No Representation**  
**District 2: Vacancy.....No Representation**  
**District 3: Vacancy.....No Representation**  
 District 4: Ron Mace.....303-371-6445  
**District 5: Vacancy.....No Representation**  
**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: Vacancy.....No Representation**  
 District 13: Roger Rohrer.....720-341-9553  
 District 14: Fenna Tanner.....303-375-8295  
**District 15: Vacancy.....No Representation**  
 District 16: Walt Cross.....303-371-7548  
**District 17: Vacancy.....No Representation**  
 District 18: Angela Brown.....303-358-4788  
**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: Vacancy.....No Representation**  
**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

September 2012



## COMMUNITY CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p><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></p>						<p>1 FIFTY PLUS CLUB - 9 am @ GVR Golf Club (4900 Himalaya)</p>
2	3 The District & HOA offices will be <b>CLOSED</b> for Labor Day	4	5	6 Arc forms due	7	8 Computer Class: Basic Computer Concepts - 9 am -1 pm @ Ad Bldg
9	10 Computer Class: Access-Level 1-Part 1- 6 - 8 pm @ Ad Bldg	<p>11 Computer Class: Access-Level 1-Part 2-6 - 8 pm @ Ad Bldg</p> <p>HOA Hearing -<i>TENTATIVE</i>- Committee mtg. - 6 pm @ Ad Bldg</p>	<p>12 <b>Active Adult/ Seniors</b> <i>Coffee &amp; Chat:</i> Topic: TBD - 2 - 4 pm @ GVR Library (4856 N. Andes Ct.)</p> <p>GVR Metro Board Mtg. - 6:30 pm @ Ad Bldg</p>	<p>13 <i>ARC Committee mtg.</i> - 6 pm @ Ad Bldg</p> <hr/> <p>Computer Class: Access-Level 1-Part 3-6 - 8 pm @ Ad Bldg</p>	14	15 Community Garden End of Year Pot Luck & BBQ - 11 am @ Community Garden
16	17 Computer Class: Word-Level 1-Part 1- 6 - 8 pm @ Ad Bldg	<p>18 <i>Senior/Active Adult trip: Senior Connection/Expo, The Cussler Museum &amp; lunch in between events-depart 10 am</i></p> <hr/> <p>Computer Class: Word-Level 1-Part 2-6 - 8 pm @ Ad Bldg</p>	19	20 Arc forms due	21	22 Computer Class: Windows 7 - 9 am - 1 pm @ Ad Bldg
23	24 Computer Class: Excel-Level 1- Part 1 - 6 - 8 pm @ Ad Bldg	25 Computer Class: Excel-Level 1- Part 2- 6 - 8 pm @ Ad Bldg	26 HOA Board Mtg - 6 pm @ Ad Bldg	<p>27 <i>ARC Committee mtg.</i> - 6 pm @ Ad Bldg</p> <hr/> <p>Computer Class: Excel-Level 1- Part 3 - 6 - 8 pm @ Ad Bldg</p>	28 GVR Book Club - 10:30 - 11:30 am @ GVR Library	29 Computer Class: Internet/Email - 9 am-1 pm @ Ad Bldg
30		*Ad Building is located at 18650 E. 45th Avenue				

# The Metro

## October 2012



## COMMUNITY CALENDAR

Sun	Mon	Tue	Wed	Thu	Fri	Sat
<p><b>COMING THIS MONTH:</b> Senior/Active Adult trip to Lady Luck Casino. Call the office for date, time &amp; any fees.</p>	1	2	3	4 Arc forms due	5	6 FIFTY PLUS CLUB - 9 am @ GVR Golf Club (4900 Himalaya)
7	8 Computer Class: Powerpoint-Level 1-Part 1-6 - 8 pm @ Ad Bldg	9 Computer Class: Powerpoint-Level 1-Part 2-6 - 8 pm @ Ad Bldg	10 <b>Active Adult/Seniors</b> Coffee & Chat: Topic: TBD - 2 - 4 pm @ GVR Library (4856 N. Andes Ct.) HOA Hearing Committee mtg. - 6 pm @ Ad Bldg	11 <b>ARC Committee</b> mtg. - 6 pm @ Ad Bldg  Computer Class: Powerpoint-Level 1-Part 3-6 - 8 pm @ Ad Bldg	12	13 Computer Class: Basic Computer Concepts- 9 am-1 pm @ Ad Bldg
14	15 Computer Class: Word-Level 1-Part 1-6 - 8 pm @ Ad Bldg	16 CAB's Quarterly Mtg. 6 p.m. @ Evie Dennis Campus (4800 Telluride) - Computer Class: Word-Level 1-Part 2-6 - 8 pm @ Ad Bldg	17 GVR Metro Board Mtg. - 6:30 pm @ Ad Bldg	18 Computer Class: Word-Level 1-Part 3-6 - 8 pm @ Ad Bldg	19	20
21 Large item pickup. 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.	22 Computer Class: Excel-Level 1- Part 1 - 6 - 8 pm @ Ad Bldg	23 Computer Class: Excel-Level 1- Part 2 - 6 - 8 pm @ Ad Bldg	24 HOA Board Mtg - 6 pm @ Ad Bldg	25 Computer Class: Excel-Level 1- Part 3 - 6 - 8 pm @ Ad Bldg	26 GVR Book Club - 10:30 - 11:30 am @ GVR Library	27 Computer Class: Windows 7 - 9 am - 1 pm @ Ad Bldg
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