

Canyon View Estates Quick Reference Guide

Welcome to our beautiful neighborhood! We hope you will enjoy living here as much as we do. We've put together a welcome package for you, so you'll have what you need to understand our HOA community.



- **Management Company:** Western Slope HOA Management, LLC, (970) 778-6149
 - Tracey Heritage provides professional management services for our community. If you have questions/concerns, you can reach out to Tracey and she will coordinate with the Board. You can also reach out to a board member directly.
 - <https://www.westernslopehoa.com/canyonviewhoa> At this website, you can find all the information about our community.
 - *Current Annual Dues*
 - *Conditions, Covenants & Restrictions (CC&Rs)*
 - *Bylaws*
 - *Reserve Study*
 - *Welcome Package for Owners*
 - *HOA Governance Policies*
 - *Project Approval Request Forms (ACC)*
 - *Report a Violation or Complaint*
 - *Approved Budgets*
 - *Annual Meeting Minutes*
- **Annual Meeting:** Please join us in January for the Annual Meeting. This is a good way to meet more neighbors, get an update from the Board and Committees, and consider joining one of these groups or volunteering for some of our other activities. Notice of date and time will be mailed to you in December.
- **Board of Directors**
 - President: Jen Richardson, Redcliff2142@outlook.com (978) 407-7286
 - Vice President: Cindy Duta, dutacindy@yahoo.com (330) 472-1071
 - Secretary: Janice Kiehl, xlbear@verizon.net (970) 314-2298
 - Treasurer: Laurie Iversen, ljiversenus@yahoo.com (970) 609-1010
- **Architectural Control Committee:** You'll work with this committee whenever you are considering adding or changing the exterior of your home or property: paint/finishes, roof, additions; fences etc. Contact Tracey Heritage, HOA Manager, (970) 778-6149 for the necessary forms for your project.
- **Irrigation Committee:** This group maintains our pump house and network of valves and piping that delivers irrigation water to our community. Refer to the Watering Schedule for more details.



MAILBOX STATION NEWS

Watering schedule (Turn On in April/Turn Off in October) and other current information is posted at our mail stations.

CANYON VIEW ESTATES



JANUARY

Annual Community Meeting.

JAN – MID-FEB

Annual HOA fee due 30 days after budget approval (end of February). Invoice is mailed with annual meeting notice in December of the previous year.

Payment Methods:

Online at Western Slope HOA Management’s website by bank account or credit card: westernslopehoa.com

3% will be added to your payment if using a debit or credit card

1% will be added for payments drawn from bank account to cover online service charges.

Personal Check made payable to Canyon View HOA.

Send directly to Western Slope HOA Management:

Canyon View Estates HOA
c/o Western Slope HOA Management
P O Box 153
Mack, CO 81525

JAN – DEC

Volunteers clean up trash from the ditches along South Camp Road

APRIL

Irrigation Water is scheduled for turn on after ditch water is supplied by Redlands Water & Power (RW&P).

See Watering Schedule for details.

OCTOBER

Irrigation Water is scheduled for turn off after ditch water shutdown by Redlands Water & Power.

See Watering schedule for details.

Questions



Contact Tracey Heritage, HOA Manager
Cell: (970) 778-6149
tracey@westernslopehoa.com

WATERING SCHEDULE



Water on Monday, Tuesday, Thursday, Friday and Saturday ONLY.
Water after 7 PM and stop by 9 AM.



DO NOT water between the hours of 9 AM and 7 PM.
DO NOT water on Wednesdays or Sundays.

Please be sure to have your riser valves OFF before April turn-on.

Notes:

1. This schedule allows for no more than one day between waterings during normal operation.
2. This schedule allows up to 5 watering days per week, but it should be noted that 3 to 4 days per week should be sufficient in most cases.

NOTICE: Redlands Water & Power (RW&P) usually schedules water into the ditches by mid-April. To avoid excessive water that could cause damage to your property, it is imperative that your riser (On-Off) valves, filter housings, etc. - that were opened during fall blow-out - are closed prior to the scheduled water turn on date.

The Canyon View irrigation pump is generally turned on 1 to 2 days after the ditches are running with water.

Please respect the watering schedule. Exceptions for system adjustments, installations, repairs are understood – contact the weekly irrigation team lead to make arrangements. The HOA does not want to impose fines but will for habitual non-compliance.

HOA COMMITTEE MEMBERS



IRRIGATION COMMITTEE

Primary communication is via email. A Lead is scheduled each week during watering season. Contact the Lead identified in weekly email for assistance.

Bill Richardson 978-729-6563

Rick Hensley 970-361-0133

Gary Skaggs 970-263-7365



Jen Richardson (email comm) Redcliff2142@outlook.com



ARCHITECTURAL CONTROL COMMITTEE (ACC)

NOTE: Contact our HOA Manager, Tracey Heritage, to acquire the correct and necessary forms to complete your project:

Western Slope HOA Management

(970) 778-6149; tracey@westernslopehoa.com

Janice Kiehl
970-314-2298
xlbear@verizon.net

Pete Morton
970-549-1657
mazurk44@gmail.com

Adrienne Bowlsby

Cindy Duta (Chairperson)
330-472-1071
dutacindy@yahoo.com

These are the steps for gaining approval for your project:

- Contact Tracey Heritage for the correct form(s).
- Provide completed form(s) to the ACC point of contact listed in the application.
- The ACC will review your application for completeness and compliance with the CC&Rs.
- The ACC will schedule a site visit and/or let you know what is missing or non-compliant in your request.
- After a site visit, material and compliance reviews, the ACC will make a recommendation to the ACC Chairperson for approval, denial, or pending more information.
- The ACC Chairperson has final review and signs ACC forms.

CANYON VIEW ESTATES



IRRIGATION COMMITTEE: Contact Tracey Heritage at (970) 778-6149 to join this Committee.

ARCHITECTURAL CONTROL COMMITTEE: Contact Tracey Heritage at (970) 778-6149 to join this Committee.

ENTRY WAYS: There are four Stucco Monument Signs with Canyon View lettering at both the Canyon View and South Canyon View entrances off South Camp Road. Plantings in these entryways occasionally need trimming and weeding. Douglas Grodt has been keeping these areas in good condition, but he would appreciate helpers. Call Douglas Grodt at 970-243-1987.

DITCH CLEAN-UP: There are ditches that run the length of our subdivision's border between the South Canyon View and Canyon View entryways. The ditches are located between the sidewalk and South Camp Road. The ditches need trash cleaned out of them to keep water flowing unimpeded throughout the year. Volunteers sign up for a month and tend to the ditches once or twice during that month. Sign-up for this volunteer opportunity will be at the Annual Meeting in January, or you may call Janice Kiehl at 970-314-2298.



Thursday
January 11, 2024
6:30 pm

Canyon View Estates Homeowner Association (HOA)
NOTICE of 2024 ANNUAL MEMBERSHIP MEETING
Wingate Elementary School Cafeteria
351 South Camp Road, Grand Junction, CO 81507

HOA Board of Directors

President: Jen Richardson
Vice President: Cindy Duta
Treasurer: Laurie Iversen
Secretary: Janice Kiehl

**Architectural Control Committee
(ACC)**

The ACC requires an application to be approved before making changes to your property to assure compliance to our Covenants, Conditions, and Restrictions (CC&Rs). Areas covered include additions, windows/doors, roofs, paint/finishes, patios, landscaping, fences, etc. For the form and assistance, please contact Tracey Heritage for guidance completing the form and CC&R compliance. ACC members complete the process with a site visit, review of proposed materials and project approval.

Irrigation Committee

This group maintains the pump house and network of valves and piping that deliver our irrigation water. Pump season start-up information is posted at the mailboxes. Updates are provided by email throughout the season if contact info is provided to the committee. Typically, irrigation water is turned on in early April and off in mid-October.

Watering Schedule

Water on Mon, Tues, Thurs, Fri, Sat
Water after 7 PM and stop by 9 AM

Reserve Study

A Level I Reserve Fund Study was completed for 2024. This revision updates the community reserve components and financial analysis for the next ten years. Great News - the plan shows an improving financial position and supports that a reduced assessment will meet the funding goal at the end of the period. The document is available at: <https://www.westernslopehoa.com/canyonviewhoa/> (use 'CVStudy' to open the file)

Dear Homeowner,

Please join us for the 2024 Annual Meeting of Canyon View Estates.

An Agenda is enclosed that highlights the items of business that will be discussed. Other important information included with this notice:

Annual Meeting Proxy Form, Proposed 2024 Budget, HOA Dues Invoice.

Minutes from the 2023 Annual Meeting are available here:

<https://www.westernslopehoa.com/canyonviewhoa/>

PROXY

If you cannot attend the meeting, please appoint a Proxy to act on your behalf. This is important as there must be at least 20% of the Canyon View Owners present in-person or by Proxy for the Association to conduct business. If needed, please complete the Proxy form and provide it to any board member or send to:

Canyon View Estates HOA
c/o Western Slope HOA Management
P O Box 153
Mack, CO 81525

to be received before the meeting date.

Western Slope HOA Management provides professional management services for our community. If you have questions/concerns, please reach out to Tracey Heritage and she will coordinate with the Board and Committee Members. Phone: (970) 778-6149 Email: tracey@westernslopehoa.com.

City of Grand Junction Codes

Remove snow from sidewalks within 24 hours after snowfall

Remove/trim foliage (trees, branches, etc.) to maintain clearance 8' above sidewalks and 14' above streets

Dogs are required to be under leash control when not confined to their property
Always pick up after your dog

Canyon View Estates Homeowners Association
2023 Financial Summary and Proposed 2024 Budget

Transactions	2023		2024		Notes
	Assessments	Budget	Actuals	Proposed Assessments	
Operating Account					
Beginning Operating Account Balance					
Number of Properties Assessed	123			123	
Operating Income		2,393.33	2,375.99		2,578.24
Operating Assessment	\$320.00	39,360.00	38,720.00	\$334.00	41,082.00
Reserve Fund Assessment	\$80.00	9,840.00	9,680.00	\$66.00	8,118.00
Fines and Late Fees Collected		-	-	-	-
(A) Total Operating Income		51,593.33	50,775.99		51,778.24
Operating Expenses					
Operating Costs					
Electricity - Irrigation		3,830.00	3,086.41		3,390.00
92 Water Shares - Irrigation	\$210.00	19,320.00	19,320.00	\$215.00	19,780.00
Landscape Contract/Services		7,910.00	7,910.00		7,910.00
Irrigation Repair & Maintenance		500.00	177.21		500.00
Administrative Cost					
Postage/Copies/Misc		300.00	33.86		100.00
CCIOA Compliance/Manager		6,060.00	6,060.00		6,312.00
Safety Deposit & PO Box		25.00	25.00		25.00
Meeting Expense		400.00	196.80		225.00
Professional Fees (License, Registration, Tax Prep)		200.00	213.00		220.00
Legal Expense		500.00	-		500.00
Insurance		1,328.57	1,365.47		2,430.54
(B) Total Operating Expenses		40,373.57	38,387.75		41,392.54
(C) Operating Account Subtotal (A-B)		11,219.76	12,388.24		10,385.70
(D) Transfer to Reserve Fund		9,840.00	9,840.00		8,118.00
Ending Operating Bank Account Balance (C-D)		1,379.76	2,578.24		2,267.70
Reserve Account					
Beginning Reserve Account Balance		23,448.18	23,457.80		29,510.21
Reserve Income					
Interest Earned		30.00	142.28		147.55
(D) Reserve Contribution		9,840.00	9,840.00		8,118.00
(E) Total Reserve Income		33,318.18	33,440.08		37,775.76
Reserve Expenses					
No. Reserve Component					
1 Dredging of Irrigation Pond					
2 Irrigation Pond Berm Repair					
3 Retention Pond/Run off Remediation			3,500.00		
4 Pump Maintenance		1,500.00			1,500.00
5 Pump Replacement					
6 25HP Motor Maintenance		500.00	-		500.00
7 25HP Motor Replacement					
8 Motor Control System					
9 Pressure Monitoring System					
10 Globe and Butterfly Valves					
11 Drain Valves (13)		1,122.70			1,156.38
12 PVC Piping					
13 Pump House Slab and Piping					
14 Pump House Exterior		2,000.00	429.87		
15 Monuments and Common Areas					
(F) Total Reserve Expenses		5,122.70	3,929.87		3,156.38
Ending Reserve Bank Account Balance (E-F)		28,195.48	29,510.21		34,619.38