



The Viewpoint
 SGR COMMUNITY NEWSLETTER FOR
AUGUST 2024



THE NEXT BOARD MEETING WILL BE ON
Wednesday 09/11/2024 @ 6:30PM
 @ THE RIDGELINE COMMUNITY CENTER (RCC)!
Everyone is welcome and encouraged to attend these meetings!!

WEED INSPECTIONS WILL BE HAPPENING AGAIN
THE 3RD WEEK OF SEPTEMBER FOR ALL LOTS!!
Vacant lots need to have ALL vegetation removed the first 2 feet back from any curb or sidewalk and
 invasive weed species removed from the rest of the lot.
Lots w/ Homes need to have all weeds removed from landscaping throughout entire yard.
Possible penalty of up to \$500 if violations are found so please take care of this prior to inspections!!

ACTIVITIES FOR COMMUNITY MEMBERS:

BUNCO **To be determined...?**
 LOOKING FOR AT LEAST 12 INTERESTED PLAYERS TO MEET MONTHLY AT THE RCC. IF YOU WANT TO LEARN THIS FUN DICE GAME OR
 IF YOU ARE AN EXPERIENCED PLAYER LOOKING TO HAVE SOME FUN CONTACT EITHER KAREN PARTAIN AT (970)379-1058 OR THE SGR
 OFFICE AT (970)424-5600 FOR MORE INFORMATION!
 P.S.- FRIENDS WHO RESIDE OUTSIDE OF SGR ARE WELCOME TO COME AND PLAY!

3RD THURSDAY OF EACH MONTH **5PM - 7PM**
Community Game Night
 ADULT GAME NIGHT AT THE RCC. ONCE PER MONTH THE SGR COMMUNITY IS INVITED TO MEET AT THE COMMUNITY
 CENTER TO PLAY GAMES AND HAVE SOME FUN. YOU ARE WELCOME TO BRING YOUR FAVORITE GAME WITH YOU OR
 WE WILL HAVE A SELECTION OF GAMES TO CHOOSE FROM. VERY CASUAL AND YOU ARE WELCOME TO BRING A
 FRIEND ALONG (EVEN IF THEY DO NOT LIVE IN THE SGR COMMUNITY).

Reminder On ACC Submissions.....

1. You need to complete and submit an ACC **Repair & Upgrade form** for **any** changes you are making to the exterior of your home or lot.
2. Submissions must be turned in for ACC review and approval PRIOR to the work being started (or completed).
3. The repair and upgrade form can be found on our website at spyglassridge.org under DOCUMENTS. This is also where you can find all other SGR forms you may need.
4. The ACC meets twice monthly on the 2nd and 4th Wednesdays of each month.
Submissions must be received no later than noon on the Friday before a meeting to be placed on the agenda for the next meeting.
(This means by noon on the 1st and 3rd Friday of each month)
5. Work that is done without prior approval could have to be corrected at owners cost and could be subject to assessed fees issued for violations of HOA rules.
6. If you have any questions regarding this process please contact the office by email, phone, or in person. I would be happy to help!

SGR Dog Park Enclosure:

Please remember to close the gate and securely lock the padlock when you are leaving. The dog park is for SGR community member use only.

Thank you!

CLARIFICATION ON OWNER CONTACT INFORMATION & HOA ANNUAL PACKETS:

CONTACT INFORMATION:

It is YOUR responsibility as an SGR community member (owner) to ensure that the HOA has your correct and most current contact information on file in the office. The State of Colorado requires the HOA to have your most recent mailing address, phone number, & email address on file. If you are an owner who is renting out their home we also need to have contact information for your current tenant on file. This information can be provided by emailing spyglassridge@gmail.com or by calling the office at (970)424-5600. You can also come into the office located at 2694 Lookout Lane Grand Junction, Co 91503.

ANNUAL HOA PACKETS:

The annual packets that include some very important information as well as ballots for board member elections and financial information for the HOA will be sent out by email again this year. If you would prefer to receive this packet by regular mail (USPS) please let the office know in writing. Emails are acceptable as are hand written requests.

We are in need of community members who are willing to volunteer to serve on the Board of Directors in 2025. There will be 4 open seats for the next election and if we as an HOA are unable to find community members willing to fill them the HOA could possibly go into receivership. Below is a portion of an article that explains what this is and how it would potentially affect everyone if it was to occur. There will be additional information provided to members in the next few weeks/months regarding how to become a candidate for the board, what the time commitment is for board members, and what are the responsibilities of being a board member. The full blog post was titled **What Happens To An HOA With No Board?** and was included as part of the digital August 2024 newsletter of a website called HOA Management.

UNDERSTANDING HOA RECEIVERSHIP

What happens if no one runs for the HOA board? The association will likely go into receivership. Any homeowner or creditor can take legal action against the HOA. Once it is clear that no one on the board will serve as the association's representative, the court will appoint a receiver.

The receiver acts as the association's representative and conducts business on its behalf. They essentially function as the HOA board in one. While receivership may seem like a good idea initially, especially to an HOA with no interested homeowners, it has many downsides.

COSTLY

Receivers don't come free. They charge for their services, and their fees are often expensive. Some receivers charge upwards of **\$200** per hour. Homeowners will have to shoulder this cost through a dues increase or a sizable special assessment. In contrast, board members do the same work without compensation.

UNAPPEALING TO BUYERS AND LENDERS

When an HOA has a receiver, it is less attractive to potential buyers and lenders. Receivership indicates that an HOA has uninterested homeowners or wasn't managed very well. Buyers don't want to join a poorly managed association while lenders don't want to approve home loans in a struggling community. If the HOA tries to **take out a loan**, lenders will likely deny the application or impose a high interest rate.

BARE MINIMUM

Receivers may manage the association's affairs but are not always good for the community. This is because receivers tend to do the bare minimum to keep the association afloat. They don't have the HOA's best interests at heart, so they might change the rules and make decisions on a whim.

In comparison, board members are volunteer homeowners. They are stakeholders who have a vested interest in the association's success, which drives them to make decisions that prioritize the association.

ALL KEY CARDS WILL BE DEACTIVATED ...

Following the pool closing on September 30th this year all security key cards issued will be deactivated. This is being done to ensure the office has the correct information attached to each key card number issued and result in a safer and more secure environment for everyone using the RCC and its amenities.

A notification will be sent out to community members alerting them to the date that key cards will be deactivated. Following the notification anyone with a key card will need to bring it with them into the office along with a photo ID to have the card activated again. You will be asked to sign a new key card agreement as well. There will be no charge for activating key cards unless we have to issue you a new one. Key cards are always available for purchase from the office for \$15 per card with a maximum of 2 cards issued per lot.

Your patience is appreciated while going through this process and please remember that until you have your card reactivated you will not have access to the RCC unless the office is open.

Thank you!