



➤➤➤ FALL IS IN THE AIR

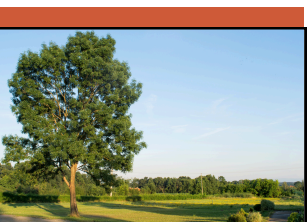
Hello Fall Valley HOA,

I don't know about you, but I love everything about Fall! As the weather cools, I hope you enjoy some time outside, enjoying this beautiful world around us. As a reminder, the Sargents are having a neighborhood party this coming Saturday (Oct. 5th) from 2-6. Their address is 633 Hunter Creek Rd. Bring a side dish to share and maybe a lawn chair. :)

25 1/2 ROAD FENCING UPDATE <<<



The board obtained multiple bids for the needed and required 25 1/2 Rd fencing replacement, and after much consideration and discussion (thank you members who voiced opinions at our 2024 annual meeting) have decided to hire Single Tree Landscaping (our neighbor Justin Garcia). We will be replacing about 1/2 of the fencing this year, another 1/4 in early 2025, and then will go from there. We are completing this over a span of a few years to avoid a special assessment.



➤➤➤ ROOTING FOR YOUR ASH

Fall Valley has beautiful ash trees, but unfortunately some bugs have also been trying to make their home in our trees as well. The good news is that the city is partnering with homeowners to help save these wonderful trees, and will pay 50% of the cost for treatment! To learn more go to: <https://www.gjcity.org/1181/Root-For-Your-Ash>

NEW POLICIES & RULES AND REGULATIONS <<<



CCIOA (Colorado Common Interest Ownership Act) required all HOAs to have 9 governing policies in place, that help HOAs serve their communities better. Your board has approved these required policies as well as a set of Rules and Regulations. R&Rs are a condensed, easy to read document that is a sort-of quick reference guide to the most common questions and rules within your HOA. These are included in this communication and all these new documents can be found on our website at: <https://fvhoa.org/governing-docs-1>



➤➤➤ 2025 BUDGET & ASSESSMENTS

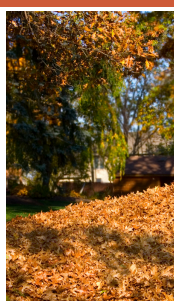
The 2025 budget and assessments were presented at the annual meeting. The assessments for 2025 will be \$400/year. This will help us keep up with our expenses and improvements. You can find all this information on our website at: <https://fvhoa.org/financial-info>

REMINDERS



➤➤➤ TRASH CANS

As we move forward one area we are going to continue improving on is ensuring everyone is following the rules of Fall Valley. This includes ensuring that all trash cans are stored as to not be visible from the street. If you don't already, please store your trash cans behind your fence, or in your garage. This helps our community to continue to be beautiful.



➤➤➤ LEAF REMOVAL SERVICE

The city will be making their leaf-removal rounds in Fall Valley on October 9, & 23, November 7, and December 4. To learn more, visit: <https://www.gjcity.org/251/Leaf-Removal-Program>

STAY CONNECTED

