

FALL VALLEY HOA NEWS



>>> YOUR BOARD IS BUSY

I just had a meeting with the board of Fall Valley HOA this week, and they are busy. They are currently reviewing new governing documents, that are required by CO regulations, they are reviewing the fence bids and financials, and preparing to present all of this to you at our August 20th annual meeting. If you see one of our board members, please thank them for the time and energy they donate to the community.

DO YOU WANT TO SERVE??

Would you be interested in serving Fall Valley, on our Architectural Control Committee. This isn't a very high-demand position, but we are looking for a few members. You would review proposed changes to the exterior of houses, by homeowners. If you are interested, please reach out to me.

2024 ANNUAL ASSESSMENTS

Our 2024 Assessments will be due by July 1, 2024. There is a payment invoice included with this mailing. Please right your check out to:

Fall Valley HOA
PO Box 111
Grand Junction, CO 81502

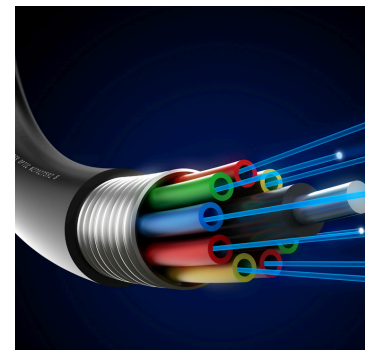


>>> 2024 ANNUAL MEETING

We will be having our annual meeting on August 20, 2024, at Central Library. We will be sending out the Notice of Meeting about a month beforehand. Please mark this on your calendar because it will be a good meeting. We will be voting on updating our covenants to be compliant with new state regulations, as well as voting on assessment rates for 2025.

FIBER OPTIC UPDATE <<<

Clearnetworkx has had a few delays with getting started on the Fall Valley project. They notified me that they are cleared to start on Monday. They know that the little flags and the upcoming construction can feel annoying, and are going to work as fast as possible. If you have any questions or concerns, you can reach out to Stephen Cadwallader at stephen.cadwallader@clearnetworkx.com or 303-949-2095



STAY CONNECTED

PO Box 111, Grand Junction, CO 81502



DivergentPropertiesHelp@gmail.com

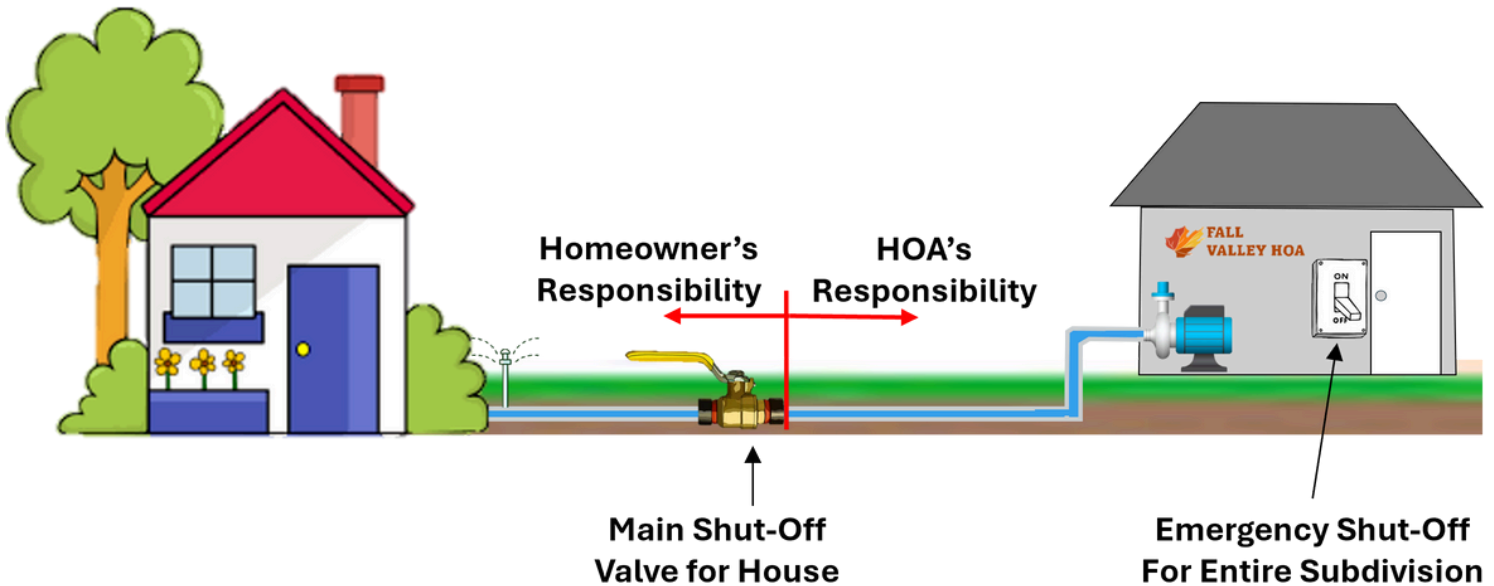
<https://fvhoa.org/>

(970) 200-6020

>>> IRRIGATION UPDATE

I want to apologize for the hiccups this spring with irrigation. Our neighborhood is a bit older, and with this comes some additional breaks and maintenance items that must be worked through. It also helps to make sure we all understand our system, so below is a little illustration of our system.

- Almost all homeowners have a main shut-off valve at their house. if you have a break in your yard, simply turn your main shut-off to the closed position. You can then fix your break.
- Any break before each house's shut-off is HOA responsibility.
- We have an emergency shut-off switch for the entire subdivision, but this should only be used if there is a break at the main shut-off for a house, or on the HOA side of the irrigation system.
- Flipping the emergency switch will require that we come out to start the system back up. Flipping it to the "On" position will do nothing. Please call or text me as soon as you see a main line break.



>>> DOG REMINDER

We have had a few instances of dogs off leash at the park that resulted in a person being bit, and/or acting aggressively toward other people or pets. Off leash dogs also are more likely to not have their poop picked up, and some people are truly afraid of dogs. We want our park to be a safe and comfortable place for all residents, and this requires all dogs to be on a leash at all times. If you see a dog off leash or acting aggressively, you can call Animal Services at 970-242-4646. We all love our furry family members, but this must be balanced with human safety as well. Thank you for your help with this.

STAY CONNECTED

