

SPANISH TRAIL REPORTER

NEWS FROM THE SPANISH TRAIL HOMOWNER'S ASSOCIATION



ANNUAL MEETING

Our HOA annual meeting is scheduled for August 28, starting at 6pm, at the Canyon View Tennis Court Pavilion. We have mailed out the Notice of Meeting, the Proxy Form, as well as the 2025 Budget for your review. We hope to see you all at the meeting, but if you can't make it, please complete the proxy form, and return to to the email or mailing address specified on the proxy form as soon as possible, so we can ensure that we reach a quorum. You can also view these documents and more on our website: <https://spanishtrailhoa.com/> Please make sure you are current on your assessments by August 20th, so you are considered "in good standing" and maintain your voting privileges.

NEW COLLECTION OF UNPAID ASSESSMENTS POLICY

We are working toward updating many of our governing documents. We will provide an update on this at our annual meeting. The board has approved an updated Collection of Unpaid Assessments Policy, which you can find on our website here: <https://spanishtrailhoa.com/information/>



2025 BUDGET

In 2023 a reserve study was performed by an outside reserve study service. This reserve study determined that \$14,800 per year needs to be contributed to our reserve account in order to have enough reserves over the next 30 years. Starting in 2025, we will be placing \$14,800 in the reserve account every year. However, once this reserve account contribution amount was placed in the budget, we anticipate a shortfall of \$19,318 in 2025. The board has using a Reserve Study that we had done in 2023, as well as looking at our current budget and expenses, to prepare a Board approved 2025 Budget. This will be included in this mailing for your review before the annual meeting. You can view the Reserve Study and the Proposed Budget on our website: <https://spanishtrailhoa.com/>

Dues have never increased since they were first set over 20 years ago. In 2025 dues will be increased to \$45/month. The RV lot monthly rental fee is also increasing from \$15/month to \$30/month. This brings the net income of the association within budget and allows for the \$14,800 reserve account contribution, as recommended by the reserve study, assuming costs remain the same as 2024. This is the budget that the board has voted on and approved.

If you have any questions, please contact Divergent Properties or the board.

REMINDERS



SPANISH TRAIL - NO S

Just a reminder that our subdivision and HOA is Spanish Trail, not Spanish TrailS. There is no S in our name. The bank still deposits the checks, but this was something I accidentally confused when I first started, so figured I'd clarify it with you too.



WATER SCHEDULE

With the HOA now mowing on Wednesdays, please adjust your irrigation schedule to not water on Tuesday night or Wednesday during the day. This will help you have a nicer lawn cut.



CHANGES TO EXTERIOR

If you have plans to make any changes to the exterior of your property (landscaping, painting, addition, etc), please complete the ACC Form (Architectural Control Committee) before beginning your project. You can find this form here: <https://spanishtrailhoa.com/forms/>



ON STREET PARKING

New Colorado laws prohibit HOAs from enforcing any on-street parking rules on city-owned streets. The city does have laws though, such as no storage of any vehicles, and only up to 72 hours of parking. We ask that you still try to avoid parking on our community streets because it narrows the street and is less safe for children.

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WAYS TO PAY YOUR ASSESSMENTS

PLEASE MAKE SURE YOU ARE CURRENT ON YOUR REGULAR ASSESSMENTS, AS THOSE HOMEOWNERS WITH DELINQUENT ACCOUNTS WILL HAVE THEIR VOTING PRIVILEGES CURTAILED.

Mailing a check or money order to:

Spanish Trail HOA
PO Box 2981
Grand Junction, CO 81502

Online Owner Center:

<https://divergentproperties.managebuilding.com>
User Name: Your Email I Have On File
You can also find our App Resident Center (Buildium)

Payments With Me:

I can accept one-time or set-up automatic monthly/quarterly/annual payments from your checking account, or debit/credit card. Simply call me.

STAY CONNECTED

MEETING



Our annual membership meeting is coming up and we want to see you!
Aug. 28 @ 6pm - at Canyon View Tennis Court Pavilion

Info:



<https://spanishtrailhoa.com>



<https://divergentproperties.managebuilding.com>



Spanish Trail HOA
PO BOX 2981
Grand Junction, CO 81502

(970) 200-6020

DivergentPropertiesHelp@gmail.com

TEEN SERVICES

KARLIE D. - AGE 15 - B, P, D, H, T - ELLIOTT2220@PM.ME
 KYLE W. - AGE 13 - Y, P, D, H, T, S - KASEYKWATTS@GMAIL.COM
 CODY W. - AGE 15 - Y, P, D, H, T, S. - KASEYKWATTS@GMAIL.COM
 JACQUELYN B. - AGE 14 - Y, S, B*, T, P - BRYNNSPANISHTRAILHOA@GMAIL.COM
 CONNOR B. - AGE 12 - Y, P, D, T, S - BRYNNSPANISHTRAILHOA@GMAIL.COM
 TAYLOR O. - AGE 16 - Y, P, D, H, T, S - ROSALYSOBST@GMAIL.COM

DO YOU HAVE A YOUNG PERSON THAT WOULD LIKE TO BE LISTED IN THE NEWSLETTER? SOME CATEGORIES WOULD BE BABYSITTING (B), YARD WORK (Y), PET SITTING (P), DOG WALKING (D), HOUSE SITTING (H), TRASH CAN SET OUT AND PUT AWAY (T), SNOW SHOVELING (S). ADD YOUR YOUTH'S NAME, AGE, PARENT EMAIL ADDRESS AND CATEGORIES. EMAIL US WITH YOUR INFORMATION AND YOUR YOUNGSTER WILL BE INCLUDED. AN * BY NAME, MEANS PERSON IS CPR & FIRST AID CERTIFIED.

THE HOA PROVIDES THIS LIST OF TEENS/PRE-TEENS AS A COURTESY TO RESIDENTS ONLY, BUT DOES NOT ENDORSE THEM SPECIFICALLY FOR ANY TASK. IT IS UP TO THE RESIDENT AND THE TEEN TO DISCUSS FULLY THE JOB, APPROXIMATELY HOW LONG IT WILL TAKE, WHEN THE RESIDENT WANTS THE JOB COMPLETED AND WHATEVER COMPENSATION IS INVOLVED, BEFORE SECURING THE TEEN'S SERVICES.

BOARD MEMBERS

PRESIDENT: BRYNN BOYD	BRYNNSPANISHTRAILHOA@GMAIL.COM	720-224-1095
VICE PRESIDENT: MIKE ALLENDER	MICHAELC@ALLENDER.US	720-237-1816
TREASURER: TRAVIS BOYD	TRAVIS@TBOYDCPA.COM	970-417-4858
SECRETARY: STEPHANIE HEALD	STEPHHEALDSPANISHTRAILHOA@GMAIL.COM	970-216-3306
ASSISTANT SECRETARY: CATHY VASBOE	CATHYSPANISHTRAILHOA@GMAIL.COM	720-427-4926