

SPANISH TRAIL REPORTER

NEWS FROM THE SPANISH TRAIL HOMOWNER'S ASSOCIATION



CHRISTMAS IN SPANISH TRAIL

What a wonderful time of year, especially in Spanish Trail. It's already such a fun walkable neighborhood, and now we have beautiful decorations and lights all around. I hope you all have a really wonderful holiday season.

LAWNCARE 2024 - COMPLETE

Lush Green has completed the bush trimming within Spanish Trail. If you need any additional lawn or grounds service, please let me know.



8 NEW/UPDATED POLICIES



Our board has been working closely with Altitude Community Law to draft and/or update our governing documents so we are compliant with all the new Colorado HOA laws. They approved 8 new policies at our last board meeting. They are working on a few more, as well as preparing the governing document updates for member vote. You can view these new/updated policies at: <https://spanishtrailhoa.com/information/>

UPDATED ASSESSMENTS AND RV RENTAL FEES

Just as a reminder, starting January 1, 2025 our assessments are increasing to \$45/month. Our RV space rental rate is increasing to \$30/month. If you have auto-pay setup with the HOA, you don't need to do anything. Your payments will automatically update and pay the new rate.



FUN COMMUNITY EVENTS

THE NUTCRACKER

Dec. 19-23 - Asteria Theatre @ Colorado Mesa University

Don't miss out on the annual holiday tradition of The Nutcracker ballet, with Clara's magical journey to defeat the Mouse King and join the Nutcracker Prince in the Land of Sweets.



NEW YEARS EVE CELEBRATION & TORCHLIGHT PARADE

Dec. 31 starting at 4:00 - Powderhorn Mountain - Sunset Bar & Grill
A magical night featuring dazzling torchlight parades, a spectacular fireworks show, and live music to keep the energy alive. Bring the whole family to celebrate and create lasting memories on the slopes.



WAYS TO PAY YOUR ASSESSMENTS

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



The next board of directors' meeting will be January 8th, at 6:00pm - at Central Library, in Study Room C. All are welcome to attend!

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 14 - Y, P, D, H, T, S - KASEYKWATTS@GMAIL.COM
 CODY W. - AGE 16 - 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: CATHY VASBOE	CATHYSPANISHTRAILHOA@GMAIL.COM	720-427-4926
SECRETARY: RACHEL BICKMORE	RACHELSPANISHTRAILHOA@GMAIL.COM	702-823-6649
BOARD MEMBER: TRAVIS BOYD	TRAVIS@TBOYDCPA.COM	970-417-4858