

SPANISH TRAIL REPORTER

»» NEWS FROM THE SPANISH TRAIL HOMOWNER'S ASSOCIATION ««

»» ANNUAL MEETING

Our HOA annual meeting is scheduled for August 26, starting at 6pm, at the Canyon View Tennis Court Pavilion. We will start signing people in at 5pm. We have mailed out the Notice of Meeting, the Proxy Form, as well as the 2026 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 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. We hope to see you there!



NEW AND UPDATED GOVERNING DOCUMENTS ««

The approved updates to the CC&Rs, Bylaws, and Articles of Incorporation have been filed with the appropriate entities and are now available on our website. In addition, the Board has updated the Rules & Regulations to align with our revised governing documents. We've also refreshed the format to serve as a more user-friendly, day-to-day reference guide, highlighting the key information owners and tenants most often need. If you own a rental property, we recommend including a copy of the Rules & Regulations with your lease agreement to help avoid any surprises for your tenants. You can access all of these updated documents at: <https://spanishtrailhoa.com/information/>



»» 2026 BUDGET

The board has approved the 2026 Proposed Budget and we have included this in the annual meeting packet that is being mailed to all homeowners. There aren't a lot of changes from last year. The board will present this at the upcoming membership meeting.



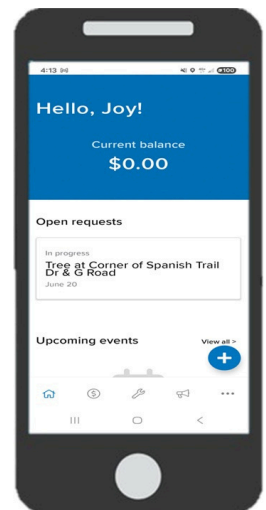
LATE ASSESSMENTS & PAYMENT OPTIONS ««

Since joining Spanish Trail HOA in January of last year, we've made tremendous progress together—including the reduction of our past due assessments from over \$15,000 to approximately \$500. That's an outstanding achievement, and it wouldn't have been possible without your support and cooperation. Thank you!

With our governing documents now fully updated and compliant, and many owners having successfully completed payment plans, we're moving forward with the next step in our community's financial health. Beginning September 1, 2025, we will implement the standard late fee policy: a \$25 monthly late fee, plus 5% annual interest on any balances more than 30 days past due. These fees will be automatically applied by our HOA management software.

To help you avoid late fees, we offer several convenient payment options, including automatic payments. Many owners also choose to have their banks mail checks on a recurring schedule—another reliable solution.

We appreciate your continued partnership in keeping our community running smoothly. If you have any questions or need help setting up payment options, please don't hesitate to reach out.



»» REMINDER: CHANGES TO EXTERIOR MUST BE APPROVED FIRST

If you have plans to make any changes to the exterior of your property (changing landscaping, painting a different color, replacing your shingles with a different color shingle, additions, etc), please complete the ACC (Architectural Control Committee) Form before beginning your project. You can find this form at: <https://spanishtrailhoa.com/forms/>



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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.

<u>Mailing a check to:</u> Spanish Trail HOA PO Box 2981 Grand Junction, CO 81502	<u>Online Owner Center:</u> https://divergentproperties.managebuilding.com User Name: Your Email I Have On File You can also find our App "Resident Center" (Buildium)	<u>Payments With Me:</u> I can accept one-time or set-up automatic monthly/quarterly/annual payments from your checking account, or debit/credit card. Simply call me.
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STAY CONNECTED

Info:



<https://spanishtrailhoa.com>



<https://divergentproperties.managebuilding.com>



Our annual membership meeting is
 Aug. 28th @ 6 pm - at Canyon View
 Tennis Court Pavilion



Spanish Trail HOA
 PO BOX 2981
 Grand Junction, CO 81502

(970) 200-6020

DivergentPropertiesHelp@gmail.com

TEEN SERVICES

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