

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

## »»» 2025 IN REVIEW

As we wrap up the year, we're pleased to reflect on a productive and positive year for our community. The HOA successfully updated our three primary governing documents and took important steps to ensure compliance with current state laws. Together, we continue to maintain and improve our homes and shared spaces, strengthening the association and setting a solid foundation for the year ahead. Thank you to everyone who contributed their time, effort, and support throughout the year.

## ARCHITECTURAL CONTROL COMMITTEE (ACC) REMINDER «««

Please remember that all exterior changes must be reviewed and approved by the Architectural Control Committee (ACC) before work begins. This includes projects such as replacing roof shingles, painting your home, additions, or making changes to your landscaping. The ACC usually provides a decision within a few days, but please provide the ACC a few weeks to reply.

If you are replacing something with the exact same item/color—such as repainting the same color, replacing fencing with the same style, or replacing a dead tree with a new live one—ACC approval is not required.

We've made the approval process quick and easy! Simply complete the online ACC request form here: 🖱️ <https://spanishtrailhoa.com/forms/>

Submitting requests helps ensure everyone is following our governing documents and protects the community as a whole. Thanks for your help with this.



## »»» RECYCLING SERVICES

As a reminder, The City of Grand Junction provides a really nice recycling service. For details on what can be recycled, pickup information, and other resources, please visit the City's Recycling Division at <https://www.gjcity.org/1232/Recycling-Division>.

## GARDEN IN A BOX «««

Spring may feel far away, but a neighbor shared this with me to share with the community, and it may be helpful as you begin planning for spring. Resource Central, a conservation group based in Boulder, offers Garden In A Box—easy, plant-by-number perennial kits featuring drought-resistant, Colorado-native, and deer/rabbit-resistant plants. This project has now come to Grand Junction as well. Given our high desert climate and ongoing water concerns, this is a smart way to keep our neighborhoods green while conserving water.

For more information visit: <https://resourcecentral.org/gardens/>



## »»» NEIGHBOR'S BAKERY\*\*

Megan Chermok, located at 709 Spanish Trail Dr., holds a food safety certification and operates a small sourdough bakery that she would like to share with our community. Her menu can be found on the following page. If you're interested in purchasing fresh sourdough baked goods, please contact Megan at 970-985-5049.

# SOURDOUGH BAKERY MENU

## Artisan Breads

- Plain Loaf \$8.00
- Jalapeno cheddar \$10.00
- Roasted garlic rosemary \$10.00
- Green chili Monterey Jack \$12.00
- Cinnamon sugar \$12.00
- Lemon blueberry \$12.00

## Orders

Homemade sourdough bread by Megan, a mom of two little girls and registered nurse.

To order please text or call. Most items take 2 days with porch pickup Tuesday and

Thursday.♥

## Contact-

970-985-5049

709 spanish trail drive grand junction co

81505

**Social**- follow thechermokloaf on Instagram.

## Sweet Treats and more

Brown butter cookies

1/2 dozen \$10.00

1 dozen \$18.00

Fudgy Brownies

8x8 tray \$16.00

Cinnamon rolls \$15.00

4 jumbo with icing

Biscuits (8) \$7.00

English muffins

(4) \$6.00

(6) \$8.00

Dinner rolls

1 dozen \$12.00

2 dozen \$18.00



# 2025 End-of-Year Budget vs. Actuals

Cash basis

Account	1/1/2025 - 12/31/2025			
	Actual	Budget	Variance	% of Budget
<b>Income</b>				
Association Fee Income	93,958.01	91,260.00	2,698.01	102.96 %
Association Fine Income	457.91	100.00	357.91	457.91 %
Association RV Rental Income	7,980.00	8,640.00	(660.00)	92.36 %
Association Title Transfer Fee	100.00	0.00	100.00	--
Interest Income	2,208.33	3,600.00	(1,391.67)	61.34 %
Late Fee Income	76.89	0.00	76.89	--
Reserve Contribution - Into Reserve	14,799.96	0.00	14,799.96	--
<b>Total for Income</b>	<b>\$119,581.10</b>	<b>\$103,600.00</b>	<b>\$15,981.10</b>	<b>115.43 %</b>
<b>Expense</b>				
Administrative Expenses				
Meetings	229.75	140.00	89.75	164.11 %
Office Supplies/Expenses	73.58	100.00	(26.42)	73.58 %
Postage and Delivery	417.05	500.00	(82.95)	83.41 %
Registrations & Permits	84.00	40.00	44.00	210.00 %
Website	300.00	400.00	(100.00)	75.00 %
<b>Total for Administrative Expenses</b>	<b>\$1,104.38</b>	<b>\$1,180.00</b>	<b>(\$75.62)</b>	<b>93.59 %</b>
Bank Fees	35.73	0.00	35.73	--
Insurance	1,998.00	700.00	1,298.00	285.43 %
Landscaping				
Irrigation & Landscape Maintenance	2,473.51	3,000.00	(526.49)	82.45 %
Irrigation Shares	408.20	800.00	(391.80)	51.03 %
Landscaping Contract (Lawn & HOA Maintenance)	30,942.92	32,000.00	(1,057.08)	96.70 %
Landscaping Contract (Weeds, Bushes, Leaves & Sp)	19,421.00	19,421.00	0.00	100.00 %
Snow Removal	0.00	200.00	(200.00)	0.00 %
Tree Trimming	3,521.12	1,500.00	2,021.12	234.74 %
<b>Total for Landscaping</b>	<b>\$56,766.75</b>	<b>\$56,921.00</b>	<b>(\$154.25)</b>	<b>99.73 %</b>
Other Expenses	15.00	0.00	15.00	--
Professional Fees				
Association Document Updates & Revisions	5,752.54	8,000.00	(2,247.46)	71.91 %
Attorney	359.00	2,000.00	(1,641.00)	17.95 %
Professional Fees - Other	627.54	0.00	627.54	--
Property Management	14,400.00	14,400.00	0.00	100.00 %
<b>Total for Professional Fees</b>	<b>\$21,139.08</b>	<b>\$24,400.00</b>	<b>(\$3,260.92)</b>	<b>86.64 %</b>
Reserve Contribution	14,799.96	14,800.00	(0.04)	100.00 %
Taxes	2,520.00	4,300.00	(1,780.00)	58.60 %
Utilities	683.78	850.00	(166.22)	80.44 %
<b>Total for Expense</b>	<b>\$99,062.68</b>	<b>\$103,151.00</b>	<b>(\$4,088.32)</b>	<b>96.04 %</b>
<b>Net Operating Income</b>	<b>\$20,518.42</b>	<b>\$449.00</b>	<b>\$20,069.42</b>	<b>4,569.80 %</b>
<b>Net Income</b>	<b>\$20,518.42</b>	<b>\$449.00</b>	<b>\$20,069.42</b>	<b>4,569.80 %</b>

# 2026 Budget

<u>Account</u>	<u>2026 Budget</u>
<b><u>Income</u></b>	
Association Fee Income	\$ 91,260.00
<i>(\$76,460 - Expense Budget &amp; \$14,800 Reserve Contribution)</i>	
Association RV Rental Income	\$ 8,640.00
Interest Income	\$ 3,600.00
<b>Total for Income</b>	<b>\$ 103,500.00</b>
<b><u>Expenses</u></b>	
<b>Administrative Expenses</b>	
Meetings	\$ 140.00
Office Supplies/Postage	\$ 600.00
Registrations & Permits	\$ 100.00
Website	\$ 400.00
Insurance	\$ 1,500.00
Reserve Contribution	\$ 14,800.00
Taxes on Interest Income	\$ 4,300.00
<b>Total for Administrative Expenses</b>	<b>\$ 21,840.00</b>
<b>Landscaping &amp; Maintenance</b>	
Common Area Mainte & Misc. Expenses	\$ 3,000.00
Irrigation Shares	\$ 800.00
Landscaping/Grounds Keeping Contract	\$ 55,000.00
Snow Removal	\$ 200.00
Tree Maintenance	\$ 2,500.00
Utilities	\$ 1,200.00
<b>Total for Landscaping &amp; Maintenance</b>	<b>\$ 62,700.00</b>
<b>Professional Fees</b>	
Attorney - General	\$ 2,000.00
Property Management	\$ 16,800.00
<b>Total for Professional Fees</b>	<b>\$ 18,800.00</b>
<b>Total for Expenses</b>	<b>\$ 103,340.00</b>
<b>Net Income</b>	<b>\$ 160.00</b>

## WAYS TO PAY YOUR ASSESSMENTS

<u>Mailing a check or money order to:</u> Spanish Trail HOA PO Box 2981 Grand Junction, CO 81502	<u>Online Owner Center:</u> <a href="https://divergentproperties.managebuilding.com">https://divergentproperties.managebuilding.com</a> 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

  <p>As things have slowed down, the Board is not meeting every month. Please visit our website to see the dates of upcoming meeting.</p>	<p><b>Info:</b></p>  <p><a href="https://spanishtrailhoa.com">https://spanishtrailhoa.com</a></p>  <p><a href="https://divergentproperties.managebuilding.com">https://divergentproperties.managebuilding.com</a></p>	 <p>Spanish Trail HOA                  PO BOX 2981                  Grand Junction, CO 81502</p> <hr/> <p>(970) 200-6020</p> <hr/> <p>DivergentPropertiesHelp@gmail.com</p>
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## >>> 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 15 - Y, S, B\*, T, P - BRYNNSPANISHTRAILHOA@GMAIL.COM
- CONNOR B. - AGE 13 - 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 TEEN OR PRE-TEEN WHO WOULD LIKE TO BE INCLUDED IN OUR COMMUNITY YOUTH SERVICES LIST? CATEGORIES MAY INCLUDE BABYSITTING (B), YARD WORK (Y), PET SITTING (P), DOG WALKING (D), HOUSE SITTING (H), TRASH CAN SET-OUT/PUT-AWAY (T), AND SNOW SHOVELING (S).

TO PARTICIPATE, PLEASE EMAIL US YOUR CHILD'S NAME, AGE, PARENT EMAIL ADDRESS, AND SERVICE CATEGORIES. AN ASTERISK (\*) NEXT TO A NAME INDICATES CPR & FIRST AID CERTIFICATION.

## >>> 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: TIM SHEEHAN	PINEDALE191@MSN.COM	307-350-0545

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