

NEWS FROM THE SPANISH TRAIL HOMEOWNER'S ASSOCIATION

## IRRIGATION & SPRING START-UP

Common Area Irrigation: The irrigation canals begin filling around April 5th, but the initial water that comes through is very dirty, so we will wait a week or so before opening the system.

Front Yard Irrigation: Lush Green has been opening irrigation systems for front yard areas, if you have domestic lawn watering. As a reminder, the HOA opens and blows-out the domestic watering lines, but all other maintenance is the responsibility of the homeowner.



## SMART WATERING REMINDERS

To keep our lawns healthy and our community looking its best, please follow these simple guidelines:

- Avoid watering Tuesday evenings and Wednesdays due to mowing schedules. Wet grass creates clumps, leads to a poor cut, can damage the lawn, leaving ruts, and dulls mower blades.
- Water in the early morning for best absorption and less evaporation.
- Skip a cycle when it rains—your lawn doesn't need extra water.
- Do not water every day. Less frequent, deeper watering helps roots grow stronger and more drought-resistant.

Small adjustments make a big difference—for your lawn and our shared water resources.

## JAPANESE BEETLES

Mesa County is working to eradicate Japanese beetles in our area, and Spanish Trail is in the designated “hot zone.” These beetles are highly destructive, and participation from homeowners is important. The County is offering free treatments. I’m including an Opt-Out Form, if you do NOT want them to treat your front yard. Please complete this by April 30<sup>th</sup>. I’m also including some additional information with this newsletter.

Please contact the county with questions.



## CHANGES TO EXTERIOR

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

<https://spanishtrailhoa.com/forms/> We really work to make the process as easy as possible, but it's important that all changes go through this process. It helps us show that we are even-handed with the process, and helps to protect the community.

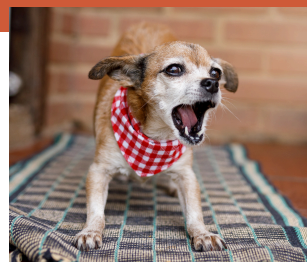


➤➤ NEWS FROM THE SPANISH TRAIL HOMOWNER'S ASSOCIATION ◀◀◀

## BARKING DOGS ◀◀◀

We've received increased complaints about dogs barking for extended periods, making it difficult for neighbors to enjoy their yards. Please take steps to reduce excessive barking—such as training, bark deterrent devices (bark boxes), or bringing dogs indoors.

Thank you for being considerate of your neighbors.



## WAYS TO PAY YOUR ASSESSMENTS

<b>Mailing a check or money order to:</b> Spanish Trail HOA PO Box 2981 Grand Junction, CO 81502	<b>Online Owner Center:</b> <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)	<b>Payments With Me:</b> 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 15 - Y, P, D, H, T, S - KASEYKWATTS@GMAIL.COM
- CODY W. - AGE 17 - 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
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