

# Clearview HOA Newsletter

## Clearview HOA Newsletter

December 2010

Seasons Greetings!

The Board of Directors of the Clearview PUD HOA wishes you all the best and hope that the New Year will be a prosperous and joyful one.



### **Annual Meeting**

**Tuesday, February 1, 2011 – 7:00 pm – 8:30 pm**

101 W. Charlotte Avenue

(Johnstown Community Meeting Room)

### **Meeting Agenda**

1. Establish a Quorum
2. Call Meeting to order
3. Approve minutes from January 26, 2010 annual meeting
4. Business
  - a. Board of Directors update
  - b. Review of 2010 Income Statement
  - c. Presentation of 2011 budget
  - d. Solicitation of additional board members
5. General discussion
6. Adjournment



Since the Annual Meeting is approaching we want to remind everyone that the meeting will be conducted in accordance with Roberts Rules of Order Newly Revised.

If you will not be able to attend the meeting please return the attached proxy to either a board member or PB Roche Real Estate Solutions prior to the meeting.

## PARK Grant Application Approval

The GOCO grant application was submitted to the Great Outdoors Colorado in August and was approved by the committee at their meeting on December 8, 2010. 55 applications were approved totaling \$24 million for projects in 32 counties in Colorado. The Town of Johnstown will receive \$168,151 for Phase I of the Clearview Neighborhood Park.

The Town of Johnstown will be preparing the design and scope of the project in February with construction on the park to start later in the year.

## HOA dues

HOA dues will be \$250.00 again this year. Payment is due from January 1 – March 31, 2011. If payment is not received by March 31 a late fee of \$100.00 will be assessed as of April 1, 2011.

## Website and Facebook

You can find the Clearview PUD Homeowners Association at the following website:

<http://sites.google.com/site/clearviewhoa/>

and on Facebook at:

<http://www.facebook.com/profile.php?id=100000159191719>

## Reminders

1. Dogs need to be on a leash whenever you take them for a walk in the neighborhood. **Please pick up after your dog.** There are doggy bags along WCR 13 at Carlson and Silverbell, the cul-de-sac at the south end of Hawthorne and on Alder.
2. Snow removal – Sidewalks need to be cleared within 24 hours of a snow storm per Section 11-43(c) of the Johnstown municipal code.
3. If you live next to a vacant lot and would like to clear the sidewalk it would be appreciated and help make the subdivision look more appealing.
4. Trailers, motor homes, boats, etc. are not to be parked in the subdivision. If they are parked on the street they can only be there for 24 hours. If they are parked on the street for longer than 24 hours they are in violation of Johnstown's town ordinance.
5. Trash cans are to be in the garage or behind an enclosure. Do not leave them out on the street or next to your garage doors.

6. If you are planning on installing a shed or landscaping your property, you need to submit a "Request for Architectural Control Committee Approval" form to PB Roche Real Estate Solutions. The form will then be put on the agenda for the Board of Directors next meeting for review and approval.

### **Board of Directors**

If you are interested in serving on the board of directors there is room for one (1) more member. The board meets on the second Wednesday of the month from 6:30 – 7:30 pm. The meetings are held at a board member's home.

### **Clearview PUD Homeowners Association**

#### **Board of Directors**

**Miles Thompson President**

miles\_430@msn.com

**Lance Walker Vice President**

lwalk2678@msn.com

**Jim Hatfield Secretary**

iamworthit@gmail.com

**Tom Page**

magtomp@aol.com

**Dennis Hansen**

dennishandrup@yahoo.com

**Mickey DeRock**

970-587-5581

**Tony Seidling**

TSeidling@fcio.com

**Randy Olson**

[rolson72@yahoo.com](mailto:rolson72@yahoo.com)

### **PB Roche Real Estate Solutions LLC**

Verniece Thomas

2030 35th Avenue, A-1

Greeley, CO 80634

Phone: 970-356-6900 x12

Fax: 970-356-7171

Cell: 970-396-4127

E-mail: [fvthomas@pbroche.com](mailto:fvthomas@pbroche.com)

Please submit any questions regarding the covenants, policies or restrictions to Verniece Thomas at PB Roche Solutions. She will review and submit to the Board at their regularly scheduled meetings which are usually the 2<sup>nd</sup> Wednesday of the month.

If you have any information that you would like to see in the next newsletter, let a board member or PB Roche know.

**Clearview PUD Homeowners Association  
A Corporation Not-for-Profit**

**PROXY  
Membership Meeting  
February 1, 2011**

**Choose one:**

- The undersigned Owner(s) hereby constitute and appoint \_\_\_\_\_ with full power of substitution, to attend and represent me/us at the Annual Clearview PUD Homeowners Association meeting, and to cast whatever vote the Owner(s) might cast if personally present.
  
- The undersigned Owner(s) hereby provide this Proxy to be counted for a quorum at the Annual Clearview PUD Homeowners Association meeting. This does not give anyone the right to vote on my/our behalf.

This PROXY is only effective for the above stated Annual Meeting and/or any adjournments thereof.

(Please Print)

Address: \_\_\_\_\_

Name (s) of Owner (s): \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Owners Signature

\_\_\_\_\_  
Owners Signature

Proxies are VERY important in establishing a quorum. Please sign and return your proxy. If you later decide you will be at the meeting, it's not a problem. We will just destroy the proxy when you sign in at the meeting.