

Clearview HOA Newsletter

clearviewhoa.org

January 2015

Welcome to the Clearview PUD Homeowners Association first newsletter of the year. We hope that all of you had a very Happy Holiday Season. As with all good things, the festivities are over and it is now time to get back to our regular routine. We do hope that it will be an outstanding year for everyone.

Annual meeting – February 3, 2015 – 7:30 pm – 8:30 pm

The annual meeting will be held on **Tuesday, February 3** in the **Johnstown meeting room at 101 W. Charlotte**. The meeting will start at 7:30 pm and will probably last for about an hour.

It is extremely important for the owner of the property in Filing 1 and 2 to attend. If you are unable to attend an executed proxy may be submitted prior to the meeting. There needs to be at least 65 home owners represented by either attending or by proxy in order to establish a quorum. Not only is it important to establish a quorum it is also necessary for those in attendance to be able to vote on any actions that require a vote. Therefore if you assign your proxy to someone it is helpful for you to give them the right to vote on your behalf. Please take this into consideration when you are filling out the proxy. If you have any questions, please call or e-mail Verniece Thomas at 970-396-4127 or verniecet@yahoo.com.

The agenda for the meeting and the proxy are enclosed with this newsletter.

Put this date, February 3, on your calendar and please plan to attend.

Association dues

Dues will remain the same this year at \$250.00. They are due on or before February 28, 2015.

Please make your check or money order payable to:
Clearview PUD Homeowners Association

Mail to: Post Office Box 123, Eaton, CO 80615

Board of Directors

The Board of Directors of the Clearview PUD HOA continue to meet and work on issues pertinent to the Homeowners Association.

The Board of Directors are:

- Jim Hatfield – President
- Randy Olson – Vice-President
- Amanda Goodale
- Brandon Ostmeyer
- Ernie Lane
- Robert Burns
- Teri Zeitler

Website/Facebook development – Teri Zeitler

The Board is looking for individuals who would be interested in serving on the Board. It is very important to have a list of potential board members to fill positions when an existing board member moves or is unable to attend due to family or work demands

If you are interested in becoming a Board member or serving on one of the committees please notify Jim Hatfield or Verniece Thomas. Meetings are held the second Wednesday of the month from 6:30 – 8:00 pm.

The Board would like to thank Tom Page for his service to the Board and the HOA. Tom resigned from the Board this year after serving for the past 6 years. He was a valuable member of the Board and he will be missed.

Seismographic testing

The HOA board has been contacted by Cougar Land Services LLC on behalf of Geokinetics to receive authorization to proceed with seismic testing on HOA property. Some residents may have also been contacted over the past month regarding the placement of sensors on their property.

The permit gives Cougar Land Services LLC permission to install the wireless sensors 3” – 4” in the ground or on the surface if you do not want the sod to be disrupted. Per the Cougar Land Services LLC representative the sod will be replaced as needed if it is disturbed.

Residents should review the permit prior to executing if you are contacted by Cougar Land Services LLC. You may add additional verbiage to the permit if you have particular concerns that you want addressed.

Website

If you have not been on the Clearview PUD HOA website recently, please check it out. The new web address is **clearviewhoa.org**. Teri Zeitler has worked diligently to upgrade the site and the information is accurate and up-to-date. We will be updating the site on a regular basis to keep residents informed as to meeting dates and other upcoming events. Check it out and please take the time to fill out the survey so that we are able to make the site relevant to you and your needs.

Trash pickup days

Last May and in October the HOA board sponsored clean up days and had dumpsters brought in for residents to dispose of their trash. This was mainly to be used to dispose of yard and garden waste and items that had accumulated during the winter and summer.

The May trash pickup was uneventful but the same cannot be said for the October event. The dumpsters were overloaded and items such as mattresses, technology items, large pieces of furniture were put into and around the dumpsters. As a result of this an additional dumpster had to be obtained so that Waste Management would pick up the dumpsters.

The board has not yet decided if another trash pickup event will be held this year, but if so, a detailed list of what is not acceptable will be posted and any violators will be fined.

If you have any suggestions as to how to make this a more positive experience, please let us know.

HOA Reminders

1. Dogs need to be on a leash whenever you take them for a walk in the neighborhood. Be sure to pick up after your dogs. There are doggy bags available to use at the north and south end of WCR 13.
2. 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. Trailers and boats must be attached to a vehicle. If they are parked on the street for longer than 24 hours they are in violation of Johnstown's town ordinance.
3. 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.
4. If you are planning on installing a shed, fence, painting your house and/or landscaping your property, you need to submit a "Request for Architectural Control Committee Approval" form to Park Avenue Realty Company LLC. The application will be put on the agenda for the Board of Directors next meeting

- for review and approval. The ACC application and guidelines are on the website or you may request a copy from the management company.
5. It is acceptable to have a clothesline in your backyard but a request showing where the clothesline will be installed needs to be submitted to the Board of Directors for approval.
 6. No dumping of any material, trash, debris, etc. on vacant lots.
 7. No parking of vehicles, trailers, campers, etc. on vacant lots or common area.
 8. Slow down – 25 speed limit.
 9. All vehicles need to be licensed and operable. It is a violation of the covenants to park vehicles in your driveway or adjacent to your driveway without current licensed plates and vehicles must be operable.
 10. Snow must be removed from sidewalks within 24 hours of the snow event.

Summary

Attend the Annual Meeting on February 3, 2015 and get the update on everything that took place in 2014 and plans for 2015. Your input is extremely important in planning events for the year ahead.

Board of Directors

Board members are:

Jim Hatfield	President	E-mail: jamworthit@gmail.com	Phone: 970-587-1110
Randy Olson	Vice-President	E-mail: Rolson72@yahoo.com	Phone: 970-587-2158
Amanda Goodale		E-mail: amandagoodale@gmail.com	Phone: 575-496-9733
Brandon Ostmeyer		E-mail: bostmeyer@fcioi.com	Phone: 970-556-4185
Teri Zeitler		E-mail: skilzz2005@yahoo.com	Phone: 720-388-2383
Ernie Lane		E-mail: ernielane71@msn.com	Phone: 303-304-4553
Robert Burns		E-mail: robburns@rocketmail.com	Phone: 970-587-3515

Park Avenue Realty Company LLC – Management Company

Verniece Thomas
 Post Office Box 123
 Eaton, CO 80615
 Fax: 970-454-1792
 Cell: 970-396-4127
 E-mail: vernieceet@yahoo.com

Please submit any questions regarding the covenants, policies or restrictions to Verniece Thomas at Park Avenue Realty Company LLC. She will review and submit to the Board at the regularly scheduled meetings which are usually the 2nd Wednesday of the month.

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