



## WELCOME NEW NEIGHBORS!

The HOA Board of Directors extends a warm welcome to the following new Gunbarrel Green residents. If you have any questions about our neighborhood, covenants, etc., or you would like a copy of the covenants, please do not hesitate to contact us at 720-443-3471 or by emailing [gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com).

Michael and Jodi Cerretani  
Brady and Monique Henderson  
Tom and Sarah James  
Peggy and Kevin Kirby  
V. Frank and Kellie Mendicino  
Eric Loof and Lisabeth Warshafsky

## CANCELLATIONS

Sadly, COVID-19 has caused many HOA cancellations. Board and committee meetings have been cancelled including the last scheduled meeting of the Governing Documents Committee. The Annual Pumpkin Parade has been cancelled. No volunteers came forward to take over the Annual Garage Sale; therefore, there will not be a garage sale this year.

## EMAIL ADDRESSES

Please know that email is the fastest way the HOA can communicate with residents regarding HOA meetings, issues, and sending community safety alerts.

**The HOA never shares email addresses.** If you feel that your email address was obtained by someone who used the HOA Directory as a source, please let the HOA know. However, there are companies that a person can pay to acquire email addresses. The HOA has no control over someone paying to obtain your email address. **The HOA will never sell your email address.**

Please send your email address to [gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com).

## 2020 HOA ANNUAL MEETING TUESDAY OCTOBER 6 AT 7:30 P.M.

The 2020 Gunbarrel Green HOA Annual Meeting will be held Tuesday, October 6, 2020, at 7:30 p.m. At this time, the Board is unsure if the meeting can be held in-person or not. Therefore, for now, the 2020 Annual Meeting will be via Zoom. If it is a Zoom meeting, you will receive an email detailing how to participate. Should Gov. Polis rescind his present executive order about in-person meetings, the Board will pursue a venue where the Annual Meeting can be held with residents attending in-person.

There are two 3-year Board positions open. All residents will receive an application to apply for the positions. Because of the closeness of the meeting date, please be sure to honor any registration deadlines. To vote at the Annual Meeting, your HOA dues must be current.

If you have not provided the HOA your email address, please consider submitting it to [gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com). Doing so will ensure you receive HOA notices as quickly as possible.

Regards,  
The HOA Board of Directors

## HOA ACTING PRESIDENT'S MESSAGE

Dear Neighbors,

We have entered into a "new" phase of living. I hope you are safe and healthy. I have become your Acting HOA President. The one success that I am working for is to have an Annual Meeting with a fair election. The election will be for two Board members to replace me and a vacancy that has occurred when a fellow Board member resigned.

COVID has changed all of our lives. We have progressed through various stages of isolation. Neighbors have volunteered to help other high-risk neighbors to get the supplies they need. I live in a neighborhood that has changed with a shift to younger families. As our recent stay-at-home order progressed, cohorts of children formed and cavorted about in their front yards and immediate streets. As I watched, I felt my stare take a distant view back to a day that once was – a rather idyllic long-ago vision of neighborhood children playing for the entire day and coming back at night. I don't know if that time really existed but the North Star goal of bring back an extended family-type of neighborhood is a goal I wish to aspire to.

I appreciate that our fellow members have adjusted their behaviors as they recognized the heightened likelihood of encountering children, pedestrians, bikers, hikers, and others. Whether slowing down their vehicles or wearing PPE, our members are responding!

The pandemic has affected our HOA Board. Social programs have been put on hold and the usual meetings were postponed. However, all the activities that maintain and increase the value of your home have continued.

The Board now has a retainer contract with Altitude Law and our lawyer continues to be Melissa Garcia. This agreement allows for unlimited phone consult which I believe will save the HOA money in the long run.

If you feel inspired to help your community, I welcome and encourage your support. We appreciate your initiative to join us. You can attend one of our Zoom Board Meetings, sometimes they are even entertaining. Your presence in any form keeps this neighborhood vital.

Please be aware that all meeting agendas will be posted prior to the meeting on our website ([www.gunbarrelgreen.com](http://www.gunbarrelgreen.com)). We have an initiative to be more transparent. The Board invites you to share your ideas via email ([gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com)) and to keep an eye on our community website and Facebook page ([www.facebook.com/groups/gunbarrelgreen/](https://www.facebook.com/groups/gunbarrelgreen/)) for recent or future events.

Thank you,  
Ron Podhajsky



To contact a Board member or a Committee Chairperson, please email [gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com) or leave a voice message at 720-443-3471.

**Two Board positions are open and will be voted on during the October 6, 2020 Annual Meeting.**

**HOA Board of Directors**

- Acting President – Ron Podhajsky (October 2020)
- Secretary – Sandi Misura (October 2021)
- Treasurer – Gina Hyatt (October 2021)
- Director – Marc Rockkind (October 2022)

**Committees**

- Architectural Committee – Sandi Misura
- Archway and Grounds Committee – Chick Misura
- Covenant Committee – Gina Hyatt
- Directory Committee – Gina Hyatt
- Governing Documents Committee – Mike Dorsey
- Newsletter Committee – Gina Hyatt
- Nominating Committee – Gina Hyatt
- Safety Committee – Pam Anderson
- Social Events Committee – Sarah Mills and Alicia & Joe DiRago
- Welcome Committee – Jen Rodehaver

## Thank You

The Gunbarrel Green HOA Board thanks Don McLean for his service as HOA President. Albeit short, Don did a remarkable job and his service is gratefully appreciated. The Board also thanks David Smith for his many years of dedicated service to our neighborhood. David has also resigned from the Board but he continues volunteering on the HOA Architectural Committee.

## BE A NEWSLETTER CONTRIBUTOR

If you would like to contribute an informative article for the HOA newsletter, please email your article to [gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com). Articles will be accepted at the discretion of the Newsletter Committee. Thank you for participating to make our community exceptional.

## GUNBARREL GREEN HOA WEBSITE

Be sure to visit the Gunbarrel Green website – [www.gunbarrelgreen.com](http://www.gunbarrelgreen.com). The website has HOA documents (Articles/Bylaws/Covenants), online dues payment information, Board and Annual Meeting minutes, general Gunbarrel information, social activities, and more.

## UPCOMING PROJECT – 2021 HOA DIRECTORY

Please watch future newsletters for information about the HOA 2021 Directory. Work will begin on the project in January. If you would like help by soliciting local advertising to help defer the cost of the Directory, please let me know.

*Gina Hyatt, Directory Chairperson*

## GUNBARREL GREEN HOA COMMITTEE REPORTS

### ARCHITECTURAL COMMITTEE REPORT

Congratulations to all of you who are updating your homes! Some of these projects have been pretty complex but were completed successfully. Perhaps we have more free time to plan renovation as we continue to stay in our homes since March because of the COVID-19 virus. The Architectural Committee has received a deluge of spring requests and our neighborhood is becoming even more beautiful! Thank you, everyone, for investing in your properties! You are benefitting all of us!

The purpose of the Architectural Committee is to protect our property values while keeping our community visually interesting and appealing. An important function of the Architectural Committee is to ensure that a home’s exterior changes (additions, adding a second story, paint, roofing, etc.) are harmonious with the community’s architectural styles. The process is pretty simple. You submit your request, usually via email. You may use the form on the Gunbarrel Green HOA website. The Committee reviews the request to make sure it does not conflict with any of our covenants, etc. and asks for more information if needed. When the Committee has reached a decision, we notify you by email and postal mail. Many projects require a Boulder County Building Permit. Apply as early as you can as that office is super busy right now (it almost always is!).

I might also mention that there is some information in our outdated HOA documents (on our HOA website) that asks the home owner to submit two sets of blueprints and a \$50 fee (was used mainly for copying) along with your request. We no longer require this as the internet has made this process paperless and so much better. That being said, the requests we are receiving are well thought out and detailed. Makes our work so much easier! As always, if you have a question, please contact me ([misura911@msn.com](mailto:misura911@msn.com)) and we’ll figure things out. Each contact person has been wonderful to work with! Thank you for working with us so smoothly! Stay well and safe in this very unsettling time. We will get through this and our lives will return to normal!

*Sandi Misura, Chairperson*

*John Fischer, Tessa Hathorn, Roy Hyatt, David Smith, Committee Members*

### SAFETY COMMITTEE REPORT

#### Neighborhood Drainage

There continues to be a problem with drainage away from the streets following rain or snow storms. In particular, the intersection of Idylwild and Carter Trail, next to the BCC golf crossing, builds up unsafe icy conditions in winter months. This has led to slips and falls by walkers and joggers who frequent that intersection daily. The HOA has successfully worked with BCC and the county to mitigate other flooded crossings along Idylwild; however, this “south lake” continues to be a problem. The HOA is now focusing on this crossing and will work again with BCC and the County on a mitigation plan. Stay tuned for updates! For further information, please contact me at [pam-anderson@comcast.net](mailto:pam-anderson@comcast.net).

*Pam Anderson, Chairperson*

### ENTRYWAY COMMITTEE REPORT

All has been quiet at the Lookout and Idylwild arch this summer. Soon the yellow mums that Cynthia Arey planted in the flower boxes last year will be blooming as fall approaches. Our landscape contractor, Emerald Lawn Care, has done a great job keeping the grass looking good despite the very hot summer and we thank them for their conscientious service. A little more gravel is needed on the pathways beside the Idylwild arch and if someone would like to volunteer to help spread it, please let me know. We have increased the frequency of mowing along the right-of-way on 75th between Old Mill and Old Post and this area is looking much better.

*Chick Misura, Chairperson*

*continued*



**Committee Reports Continued**  
**FISCAL REPORT**

**Profit Loss – January 1, 2020 through August 31, 2020**

Accrual Basis

Ordinary Income/Expense

Income		
Dues	\$	28,375.00
Reimb Bank Fees	\$	12.00
<b>Total Income</b>	<b>\$</b>	<b>28,387.00</b>

Expense

Bank Service Charge	\$	(54.37)
Dues Refund (over payment)	\$	(100.00)
Board Meetings	\$	(476.87)
Fees	\$	(113.00)
Groundskeeping	\$	(1,092.14)
Insurance (Arch)	\$	(1,707.00)
Legal - Governing Documents	\$	(759.00)
Legal	\$	(2,305.00)
Miscellaneous	\$	(29.77)
Office Supplies	\$	(43.27)
PayLease Fees	\$	(51.00)
Postal	\$	(414.39)
Printing	\$	(1,237.18)
Records Storage	\$	(900.00)
Repair	\$	(2,985.00)
Transfer to Operating Savings	\$	(10,000.00)
Water	\$	(473.03)
Website	\$	(191.76)
Xcel	\$	(248.44)
<b>Total Expenses</b>	<b>\$</b>	<b>(23,181.22)</b>
<b>Net Income</b>	<b>\$</b>	<b>5,205.78</b>

**Balance Sheet**

ASSETS

Current Assets		
Checking/Savings		
1st Bank Checking	\$	11,898.78
1st Bank Savings (\$38.42 interest)	\$	53,892.90
Total Current Assets	\$	65,791.68
<b>TOTAL ASSETS</b>	<b>\$</b>	<b>65,791.68</b>

**WHY IS THE GUNBARREL GREEN HOA IMPORTANT?**

Did you know that our Gunbarrel Green HOA is possibly the largest HOA in Colorado that is managed only by volunteer members and not by a professional property management company? We have a progressive, unique community where the HOA provides residents with:

- ✓ Architectural harmony to sustain value in our community
- ✓ Informative community newsletters
- ✓ Biennial community directory
- ✓ User-friendly website which has general information as well as Colorado required information
- ✓ Prompt HOA email response to residents' emails
- ✓ Prompt phone response to callers
- ✓ Community email broadcast system
- ✓ Promotes safety when driving on subdivision roads (autos and golf carts)
- ✓ Safety suggestions for residents (trash cans, pedestrian walking, and biking)
- ✓ Researches if rental occupancy appears to be short term rentals or multiple unrelated renters
- ✓ HOA usually can handle covenant issues on behalf of residents so neighbors are not confronting neighbors
- ✓ HOA facilitates community social events
- ✓ Maintains handsome archway entrance (mowing, watering, flower planting, and trash removal)
- ✓ Maintains mowing 10' to 15' west side of 75th Street (between sidewalk and fence) extending from Old Post Road to Old Mill Road (most northern entry) plus 25 foot entries at Old Post Road and Old Mill Road
- ✓ Maintains liability insurance protecting archway structure
- ✓ Maintains liability insurance for Directors and Officers
- ✓ Maintains financials by providing budgets, balance sheets, and HOA dues billing
- ✓ Provides essential accounting information on community website enabling owners to easily refinance or sell their property. The buyers' lender and/or the title company, also, contacts the HOA Treasurer
- ✓ Keeps residents informed about County, City, and community safety issues
- ✓ Provides a neighborhood voice to County and City officials

**FALLING LEAVES AND GOOD NEIGHBORS**

While you adore that special tree that sits near your property line or on the edge of the street, the leaves and/or pine needles that fall may blow into your neighbor's yard! This may create a true hassle for your neighbor as well as true work for your neighbor to pick up your leaves. In the interest of good neighbor relations, please tune in and rake your leaves and/or pine needles before the wind carries them away.

Perhaps, you kindly approach your neighbor for an honest and friendly discussion about the leaf situation. The HOA cannot control how leaves fly in the neighborhood, though we can suggest being more sensitive and aware to pick up your leaves promptly – truly an act of kindness to the neighborhood! Thank you!





*Gunbarrel Green*

HOMEOWNERS ASSOCIATION, INC.

P.O. Box 11217  
Boulder, CO 80301



## YOUR OPPORTUNITY TO SERVE YOUR VOLUNTEER HOA

Dear Gunbarrel Green Homeowner,

The HOA volunteer Board encourages all its members to become involved with the HOA and become a Director on the Board as well as a committee member. Two 3-year Board positions will be open this October during the Annual Meeting. If you are interested, please send us some information about yourself and why you wish to join the Board and/or which committee you would like to join. Thank you!

Please let us know you would like to be considered to serve on the Board **no later than September 24, 2020** by emailing the committee at [gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com) or by postal mail at GBG HOA, PO Box 11217, Boulder CO 80301 or by phoning 720-443-3471.

For voting purposes, the Nominating Committee will present candidates during the October 6, 2020 virtual Annual Meeting.

Thank you,  
*The HOA Nominating Committee*  
*Gina Hyatt, Jeff Deis, and Cynthia Arey*

(This message will be sent to every member of the HOA so, again, all members have the opportunity to support our working, volunteer HOA Board.)

**Volunteer opportunities include but are not limited to:** Annual Garage Sale, Budget/Fiscal/Audit, City and County Liaison, Covenant, Entryway & Arch, HOA Directory, Legal, Newsletter, Safety, Social Events, Traffic Issues, and Welcoming new residents.

### WE WANT TO HEAR FROM YOU!

Perhaps, you would like to help the HOA improve our neighborhood! We will welcome your ideas and your assistance. Please contact the HOA Board at 720-443-3471 or [gunbarrelgreen@gmail.com](mailto:gunbarrelgreen@gmail.com) or postal mail it to Gunbarrel Green HOA, PO Box 11217, Boulder CO 80301 with your suggestions.