

SHENANDOAH HOA

NEWSLETTER



OUR COMMUNITY * OUR HOME

Our community is made up of neighbors who generously volunteer their time and talent to help keep our neighborhood pleasant, safe and welcoming. With 49 Owner Lots in the Association, plus six additional neighboring lots / road users who are not a part of SHOA, we are a vibrant community built on amicable cooperation and mutual respect. Together, we make this a friendly place to live and a neighborhood of which we can all be proud.

PRESIDENT'S REMARKS

First thing, a huge thank you to all the Committee members who help keep things moving forward as well as all of you who volunteer to help. Also, a big welcome to a handful of new owners.

Three items of particular importance this year include:

+ A revision of our Governing documents necessary to comply with Colorado law changes. Annual meeting votes will be needed.

+ Potential for a high-risk fire season. Take the steps to prepare for it in advance.

Participate in neighborhood fire mitigation initiatives and digest everything that comes from Kirk Dominic.

+ Our investment protecting Road resurfacing project will commence mid-June.

Stay tuned for notices.

TREASURER'S COMMENTS

2026 is an exciting year financially for our HOA as we undertake some very important projects.

Let's begin with a huge "Thank You" for your support of the Special Assessment for our neighborhood road resurfacing project. Your support not only included voting "yes" on the Special Assessment, it also included many members paying full years dues in advance to insure there will be funds available and earning interest keeping our finances healthy. Over \$20,000 in 2026 dues were prepaid, providing a cushion that keeps our assessment lower.

2025 financials are in the hands of our tax preparers. We expect the process to be straightforward as we worked closely with AREM to prepare the end of year statements.

Treasurer's Comments

Continued:

Earlier this year, after the HOA prevailed in a lawsuit filed by a non-HOA member, the Board prepared an itemized restated Road User Assessment for the four road user families under the same agreement, and issued revised statements to reflect the restated fees.

As a reminder, the HOA in 2026 needed a Special Assessment to pay for road resurfacing while at the same time paying off the loan from the previous resurfacing. We are planning for this NOT to happen the next time. As soon as the current loan is paid off, we firmly expect to see our annual assessment for dues to go down. We will provide an update at our annual meeting.

ARCHITECTURAL COMMITTEE

We extend our gratitude to outgoing committee members, Jane Schlesinger, committee chair who kept the work moving along, Jaime Aupperle and Matt Sandor, who worked tirelessly formatting and editing as the current guidelines were revised.

Sherry Lory, who has also been serving on the committee, has stepped up as committee chair. We welcome Paula Suits and Laura De La Garza to the AC.

A reminder to Owners planning any permanent addition/s to their property: Approval is required from the Architectural Committee prior to obtaining permits or beginning construction. Permanent additions include: Houses, guesthouse/ADU, garages, barns, gazebos, sheds, solar panels, greenhouses, fences, privacy screen/walls, decks, flagpoles, xeriscaping, large landscape projects that will change the overall appearance of the property. This also includes changes to building exteriors such as color changes and roof replacements.

Your AppFolio site has a box labeled Architectural Project Submissions for uploading plans of all project review requests. Checklists and Guidelines will be forthcoming on AppFolio as well.

Recent Projects: Wayne and Cindy Wilson completed their new home on Bridlewood Lane. Please welcome them to the neighborhood. Dave and Kay Parr are finishing a fountain feature.

Upcoming Projects: David and Jeanette Osias – guesthouse
Levi and Caroline Johnson – house, garage/guesthouse, barn and paddock
Bob and Sherry Lory - guesthouse

Entrance Committee

What's more welcoming when entering our neighborhood than noticing the lovely landscaped Entrance areas with convenient, clean and well-lighted mailboxes! And summer brings the delight of many gorgeous yellow Iris blooming. Behind the scenes are your neighbors volunteering hours each month trimming, fertilizing, weeding, watering, and sweeping. They reinstalled solar lights and made new tags for the mail parcel boxes. Please let these volunteers know how much their efforts are appreciated.

Co-Chairpersons: Kirsten & Larry Lancaster

Members: Lori Frane-Lake, Sherry Lory, Paula Suits, and

Michelle French. New Members: Connie and Brad Robinson



FIRE MITIGATION COMMITTEE – Kirk Dominic, Chair

Our 2026 May Spring Clean-up

It is time for our neighborhood Spring Clean-up event as we did the last two years in May. Since we have had a low snowpack and lack of rain with hotter than normal temperatures, we can expect a possible severe fire season. This makes it vitally important that we all take precautions in removing light flashy quick burning fuels like pine needles, leaves, pinecones, and small trigs around our homes at least 30-100 feet from the structure.

1. Clear the pine needles and leaves at least 25 feet from around your propane tanks.
2. Clear the pine needles and leaves at least 10 feet from the edges of your main egress route (your driveway).

This will help create a defensible zone around your home and maintain a safe egress route for you and for firefighters.

This year our May Spring Clean-up will start on **Friday May 15 with dumpsters being delivered and end on Sunday May 24**. These dumpsters are for pine needles, pinecones, leaves and small trigs only. **The dumpsters will be dumped at a mulch recycling facility so it is a must that no trash, logs, scrub/Gambel oak branches and plastic bags are in the dumpsters.** If you use plastic trash bags for your pine needles or leaves, you must empty the bags in the dumpster and take the bags with you. Paper biodegradable recycling bags are approved to use if there are no plastic draw strings on them. See the map showing the locations for the four dumpsters.

Many of you have sent me an email confirming your participation in this year's May Spring Clean-up. Please send an email to kirkjdominic@hotmail.com if you haven't done so already. Include your: First & Last Name, your Address. Also send an estimate on how many cubic yards of light flashy fuels you think you might be removing in order to calculate the number of dumpsters we will need. A cubic yard is 3 feet wide by 3 feet long by 3 feet high. A pile of pine needles and leaves about 5 feet high roughly equals a cubic yard.

Start now to create piles so we can maximize the loading of the dumpsters during the week of our Spring Clean-up. Call me if you have any questions: 720-724-0498. I am looking forward to working with you in making our neighborhood a "Firewise Community".

Staying Informed and Receiving Emergency Notifications

Staying informed and early warning is vitally important during a wildfire. It could mean the difference between life and death. I recommend that everyone download the free WATCH DUTY fire app. This is one of the tools I use in Emergency Management to monitor fires in our area. Click on the link: <https://www.watchduty.org/>

LaPlata County has a new emergency notification system called **LPC Alerts!** It is a public alert system used to notify residents by cell phone, email, and text message about emergency situations in your area. I registered my cell phone and email address. Click on the link below to get more information and/or to sign up for this free service.

https://www.lpcgov.org/departments/emergency_management/lpc_alerts.php

Committee Members: Tom Lake, Paula Suits, Dan Mauk, Dave Hennigan,
Dave Parr (Board Advisor)

Map of Shenandoah Showing Proposed Location of the 4 Dumpsters.



ROAD MAINTENANCE

The maintenance of our Shenandoah roads is one of the top priorities for our collective focus. They assure our access & egress; they unite us as neighbors and welcome guests. Our roads require many hours of volunteer work and comprise our primary budget expense. It is with much appreciation that we acknowledge the Committee Members:

Matt Sandor, Chair; Gene Bradley, Dave Hennigan, Dan Hilsman, Tim Walsh, Dave Par and 'unofficial' volunteer members, Mitch McNamara and Bob Lory

Recently Completed Projects:

- * Weed Spraying: Road edge spraying was completed in April.
- * Colonial Lane Extension: Paving of the unpaved section in front of the Parsons' property will be completed as soon as the weather cooperates – hopefully early May

Upcoming Projects:

- * Road Edge Repair: Another round of repairs along Colonial Drive is planned for May and we will again be asking for volunteers. By doing these repairs ourselves, we reduce the cost of road maintenance significantly for the Association. Consider helping if you are able.
- * Driveway Culvert Cleaning: While Owners are responsible for cleaning their individual culverts, any Owner who would like to check the condition of their culvert, please let Matt Sandor know in order for the work to potentially be combined with our SHOA road maintenance work.



WELCOME COMMITTEE

We are happy to welcome new neighbors! Some of the first folks to extend our hospitality are the Welcome Committee members: Jamie McNamara, chair; Lori Frane-Lake and Laura De La Garza. Since July 2025, they have delivered Welcome Baskets on behalf of the community to:

- Brad & Connie Robinson – 621 Shenandoah Road
- Jared & Mary Whatcott – 218 Colonial Drive
- Bryan & LeeAnn Vincent – 85 Tierra Alta
- Megan Palmer – 290 Blue Ridge
- Soon to Welcome: Wayne & Cindy Wilson – 175 Bridlewood Lane

BOARD OF DIRECTORS

PRESIDENT – BOB LORY

(832) 405-8804

VICE PRESIDENT – MITCH MCNAMARA

(707) 227-5287

TREASURER – DAVE PARR

(970) 799-7940

SECRETARY – KIRSTIE GUTIERREZ

(575) 405-8056

ADVISOR – KAREN GRAHAM

(510) 589-6342

PLEASE JOIN YOUR NEIGHBORS AT THE SHOA ANNUAL MEETING
(DATE & LOCATION TO BE ANNOUNCED) OR SEND YOUR COMMENTS TO THE BOARD

REQUEST OF OWNERS

SHOA GOVERNANCE

The HOA Board has carefully reviewed and revised all governing documents to ensure compliance with state laws while also streamlining them for greater clarity and ease of use.

It is expected that all Lot Owners will review the revised documents which will be distributed in May. Please provide any feedback prior to the annual meeting in July, where a vote for approval will be taken.

