

March/April 2009

Greenway Park Homeowners' Association Newsletter

Greenway Park HOA, 110 Greenway Drive, Broomfield, CO 80020, 303-469-1963

Web page - gwphoa.org * e-mail - gwphoa@ecentral.com

ELECTION

Our annual meeting and election of officers was held on Feb. 22, 2009.

There were 110 eligible votes cast, break down follows:

Jim Eddins	73
Jerry Reid	77
Art Robinson	57

There were two vacancies on the board of directors. Jim Eddins and Jerry Reid are the new directors. Welcome aboard. The following year holds many challenges for GWP and the entire board will be very busy.

Officers for the following year will be:

President	Jim Eddins
Vice President	Jerry Reid
Secretary	Mark Anderson
Treasurer	Jan Nathlich
At Large	Dave Lewis

Committees	Liaison	Back-up
ACC	Jerry Reid	Jan Nathlich
CLUBHOUSE	Jan Nathlich	Jim Eddins
GROUNDS	Jim Eddins	Jerry Reid
NEWSLETTER	Jerry Reid	Jan Nathlich
NOMINATING	Betty Dalton	
POOL	Mark Anderson	Jim Eddins
PRO SHOP/GOLF	Mark Anderson	Jim Eddins
SOCIAL	Jan Nathlich	Mark Anderson
TOWNHOMES	Dave Lewis	Jerry Reid

VOLUNTEERS

We desperately need volunteers for the following committees:

Clubhouse - This committee meets once a month and presents plans to the board to enhance the clubhouse and works within the budget allotted to them.

Social Committee - This committee plans the picnic and the garage sale and any other activities it believes can help bring the community together. They also work within the social committee budget.

ACC Committee - This committee helps us keep our community in good shape by writing violations for paint, roofs, yards, etc. They are not the GWP Police. They have an interest in keeping our community pristine and our property values up. It can be a very rewarding committee to be on. Good exercise too - all that walking.

Golf Committee- The Golf Committee is looking for members!!! I personally am very excited about this upcoming season. The course was in excellent condition at the end of last year and I'm excited to see how good it can be with a proper start this year. Last year we had a golf league that met on Tuesday evenings and played one round of golf. Normally we played with some different rules to make the game a little more challenging and interesting. I would be willing to sponsor a golf league again this year. If you are interested in the golf league, or the golf committee please contact the office.

ACC COMMITTEE

Please notify the office of any ACC violations you may observe. The committee is not in place as of this writing. However, we still want to keep our community looking as good as it can - especially now that everything is brown and ugly. Please keep your trash cans out of sight, remove any debris and repair any fences that our strong winds have blown down. This year we have been fortunate not to have any big blizzards, but the winds have damaged many fences and roofs. If you have not yet taken down your Christmas decorations, please do so.

Speaking of the blizzards we have not yet had. Just a friendly reminder, that snow should not be shoveled into the street. We are told that Broomfield has a policy against shoveling snow into the streets. Please scoop it to the sides of your sidewalk and driveway.

GRAFFITI

Did you know that Greenway Park has their very own graffiti buster/cleaner upper? No - Neither did I until the annual meeting. For several years, Bob Wagner has quietly been going around Greenway Park removing graffiti. If you see graffiti in our community, please call Bob @303.469-7508 and he will take care of it. This is a great service he is performing for GWP. Law enforcement stresses that it is very important to clean up graffiti as soon as it appears - or more will appear. If it is cleaned up - the culprits move on to an area that is not so diligent - so let us all be the eyes that see the graffiti and pass it on to the GRAFFITI/BUSTER!

Vandalism Policy

If a homeowner or resident is caught vandalizing Greenway Park Homeowners Association property, the lot in which the person resides or owns a home, who is convicted in a court of law of vandalizing Greenway Park Homeowners Association property will be assessed a fifteen hundred dollar fine for the Vandalism, plus any reasonable attorney fees, collection costs and the cost to repair the property that was damaged due to vandalism. This policy will extend to all property owned by Greenway Park Homeowners Association including, but not limited to Golf Course, RV lot, Common Areas, Vehicles, Equipment, Clubhouse, Pool, Playground Equipment, Garden Areas, Signs, Mailbox Houses, Electrical Equipment, Maintenance Area, Irrigation Equipment, Carports, Trash Sheds, and any other assets held or owned by Greenway Park Homeowners Association. This policy will not extend to an individual homeowners property that does not belong to Greenway Park Homeowners Association.

SIDEWALK

We have been told that the completion of the sidewalk around the golf course has been scheduled for this year. It was on the five year project plan by the City of Broomfield. This will be a real boon to the walkers in our community and will eliminate the weeds that grow on the pathway.

SOLUTIONS COMMITTEE

The Positive Solutions group is meeting almost monthly to discuss ideas for things that we can do to improve our Greenway Park community. We are coming up with ideas to present to the board at monthly HOA meetings. We are a homeowner based group but EVERYONE is invited to come and share in the positive exchange of ideas. To date we have discussed everything from irrigation to block captains to property managers.

In February we discussed the detailed map Scott Schigur created for us and exchanged ideas on both irrigation and landscaping. We are also gathering data on property management or an alternative so that our board members can be a guiding body not “worker bees”. Please check out <http://www.gwphoa.org> under the solutions meeting section for the latest goings on of the group. Look on the website or for signs in the park for our next meeting. We look forward to seeing you all there.

If you have any questions, please feel free to contact any of the following people...

Rachelle Moschetti – QueenofSparkles@comcast.net 303-469-9003

Anna Brown - AT90682@msn.com 303-257-4317

Colin Murphy – Molemurphy@hotmail.com 303-522-1600

Fran Agin - mfagin@prolynx.com 303-466-9157

THANK YOU

Denny and Chris McCloskey have donated a large flat screen TV to Greenway Park. This is such a generous offering, as we have needed a good TV for a very long time. We have submitted the form to get the \$40.00 off coupon on a converter box. But in the meantime we can get the local stations. Our clubhouse committee is shopping for a suitable stand to place it on. We no longer will have to use a pair of pliers to turn the TV off and on. Thank you Denny & Chris.

A huge thank you to Betty Campbell for her hard work while on the board. Betty created many computer programs to help put us in the 21st Century. Among other things she streamlined the ACC forms and she created a point of sale program to track golfers and swimmers by homeowners, guests and the paying public. Betty was always available to help wherever she was needed - she put more hours in as a board member than I could even begin to calculate. She said she will still be available to help - but now she can sit on the other side of the table, which she says will be more fun. Thank you Betty!

Thank you to Susie Schick for working to get the plans drawn up for our entrance flower beds. This year they will be done with sustaining plants. It will be great to have beautiful planted areas greeting us as we drive into our community. Also thanks to Susie we will be receiving the \$1500.00 balance of our grant money from the City of Broomfield.

FINANCIALS

If you were unable to attend our annual meeting, you may pick up a copy of the 2008 financial statements. We ended 2008 in the black (instead of in the red). This was due in part to the dues increase for 2008. As we promised, we did put \$3500.00 in the capital reserve fund every month. Unfortunately, we had to take \$21000.00 out to pay for the deep well and to replace equipment for the maintenance crew. We feel we are on the right track and will continue to trim costs where ever possible.

CLUBHOUSE

As of January 1, 2009 there is a new rental rate for the clubhouse. Up to 50 people the rent is \$100.00, 51-75 people the rent is \$125.00. The refundable damage deposit is \$125.00; if liquor is served an additional \$100.00 deposit is collected. The lower room rental is \$40.00. This is still a bargain as kitchen facilities are included in the upstairs room and the downstairs room has a micro wave and wet bar. For more information call Susan at 303-404-0957 and she can answer any questions you may have.

❖ **Run Your ad here for only \$5**

Have something to sell? List it here!

Anyone with an item to sell may buy an ad in the Greenway Park Newsletter for \$5.00 for two lines (approximately 30 words).

You can also purchase business advertising:

Non-residents/Residents

Business Card: \$15.00/\$10.00

1/4 Page: \$30.00/\$20.00 1/2 Page: \$60.00/\$40.00

Full page:\$100.00/\$80.00

Drop your ad off at the office with payment. The deadline for each issue is the 15th of the previous month.

E-MAIL ADDRESS

We would like to encourage all homeowners to sign up to receive the newsletter and other information from Greenway Park, by E-Mail. This will help reduce the cost of putting out the newsletter and you can be added to the list to receive updates from the solutions committee. Please fill out the form below and either mail it, drop it off at the club house or put it in the after hours box by the pro shop. Please fill out the form only if you want to change how you are receiving you newsletter or solutions committee information.

Newsletter Delivery Form Name _____

Please Print

Lot # _____

____ I want the newsletter emailed to me.

Email address _____

____ I want the solutions committee information e-mailed to me.

____ I want to go to the website and read it.

Please send form to: (110 Greenway Drive) or drop this form at the Clubhouse.

March 2009

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3	4	5	6	7
8 Daylight Saving Time Begins	9 Trash Pickup 7:00 AM	10	11	12	13	14
15	16 Trash Pickup 7:00 AM 6:00 Board Meeting	17 St. Patrick's Day	18	19	20 Spring Begins	21
22	23 Trash Pickup 7:00 AM	24	25	26	27	28
29	30 Trash Pickup 7:00 AM	31				

April 2009

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1	2	3	4
5	6 Trash Pickup 7:00 AM	7	8	9	10	11
12	13 Trash Pickup 7:00 AM	14	15	16	17	18
19	20 Trash Pickup 7:00 AM 6:00 Board Meeting	21	22 Administrative Professionals Day	23	24 Arbor Day	25
26	27 Trash Pickup 7:00 AM	28	29	30		