

# GRAPE TREE



**Welcome to Grapetree...**On behalf of your Homeowner's Association we want to provide you with important information about our community. Grapetree is a high-end, gated community for 55+ seniors, tucked into a quiet wooded area on the South Hill. Just a few minutes from most everything you need, Grapetree is a true gem.

The Board of Directors would like to take this opportunity to provide you with information, which is important to you as you consider purchasing a lot or home in Grapetree.

## **55+ Age Community**

At least one resident in each home must be age 55 or older. In addition, no resident younger than 21 can live in a residence for longer than 60 days within 12 consecutive months.

## **Governing Documents**

For you, living in a private gated community may be a new experience. Every property owner is a member of the Grapetree Home Owner's Association, that is operated by a volunteer board of directors charged with the management of the property supported by the property management firm, Ponderosa Community Management. The Board's governance is guided primarily by Covenants, Conditions and Restrictions referred to as CC&R's, Rules and Regulations, and By-laws. The documents direct what can and cannot be done on your property and common areas. In addition, exterior home design, paint color, landscaping and lighting are directed by the Architectural Design Guidelines managed by Architectural Review Committee (ARC). Complete sets of building plans must be approved by the ARC prior to ground-breaking for construction.

Homeowners agree to comply with these regulations, which protect property values and the integrity and aesthetic appeal of Grapetree.

All documents can be found on the Grapetree website <http://www.grapetreehoa.com>

## **Association Assessments**

All Grapetree property owners pay monthly assessments that are subject to periodic change based on expenses and approved by the membership. Currently, the monthly Grapetree assessment is \$380 plus a Special Assessment of \$15 for the Capital Reserve Fund, effective January 1, 2024. It is subject to change periodically by a majority vote of the members.

The assessment provides for services including residential water, common area water, garbage, sewer, irrigation and yard maintenance, and snow removal. Yard maintenance required in excess of the standard lawn care and cleanup is available at an additional cost. The fees are subject to change upon member approval. The monthly assessment is billed and collected by our property management firm, Ponderosa Community Management, Heather Brooks, [heather@ponderosacm.com](mailto:heather@ponderosacm.com). 509-408-3926.

## **Board Meetings**

The Board of Directors consists of five volunteer residents who are elected for staggered two-year terms. The Directors meet as necessary to oversee the management of the property and deal with issues that affect the membership. Association meetings are held annually or as needed. Notification of all Association and Board meetings are posted on the Grapetree Website calendar.

## **2023-2024 Grapetree HOA Board**

President: Mike Gaffney

Vice President: Linda Hermann

Secretary: Kris Laaninen

Treasurer: John Miskulin

Member: Marta Reyes