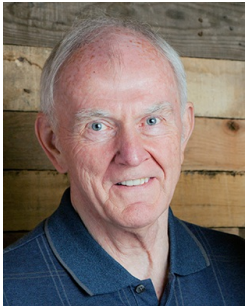


● SHERWOOD COOK ADDED TO CONDO BOARD AFTER JOHN CHRISTENSEN RESIGNATION

The resignation of John Christensen from the Grandview HOA Board was announced at the Board's monthly meeting on October 17th. He had been serving since February 2021 and was responsible for Landscaping in the Condo.



John Christensen



Sherwood Cook

Sherwood Cook was named by the Board to fill the vacancy. John's three year-term would have ended in February 2024, as does Grace Marie Dennis' three-year term. The annual Condo Business meeting in February will include an election to fill those two spots on the Board

John and his wife, Nancy, are now Church Service Missionaries two days a week at the Family History Library in Salt Lake City. Nancy was released with "great appreciation" several weeks ago for her time as chair of the Landscape Committee.

HOA Chair Daryl Acor expressed gratitude for John by commenting, "the grounds look amazing this year.

In announcing the appointment of Sherwood, Daryl said, "He was president of a condo complex in Las Vegas before the Cooks moved here so he understands the challenges that come with this type of

community." Sherwood and Lynette returned to Grandview Farm earlier this year after serving a Temple Mission in Nauvoo, Illinois, for The Church of Jesus Christ of Latter-day Saints.

Parking, one of the perennial problems of condo living, was part of the discussion at the October 17th meeting. It was agreed there may be some ambiguity in the current rules, and that a decal needs to identify resident vehicles approved to use guest parking on a long-term basis.

Club House Scheduling

Annette Burnett 214-862-5695

To see current schedule go to

www.grandviewfarmcondos.com

Look Under Club House Calendar

● INFLATION LIKELY TO CAUSE INCREASE IN 2024 CONDO FEES

Coming near to the end of a calendar year, which is also the end of the financial year for Grandview Farm Condo, always raises the possibility of an increase in the monthly fee.

Based on information shared by Chairman Daryl Acor at the October 7 Condo Board meeting, an increase is virtually a certainty.

Inflation has been the driver of what appears will be a "significant shortfall between income and expenses of the HOA for this year." The challenge for next year is two-fold: make up the short fall and take into account obviously greater expenses in 2024.

There will be no regular Board meeting in November, but the December 5 Budget Meeting will lay out the proposed budget and the anticipated fee increase for each of the Condo models. It would be prudent for all of us to attend that meeting.

Last February, Condo owners voted to amend the governing documents to correct an increasing inequity that has developed over the years in the fee charged to Monarch owners. Starting in April, the Monarch fee was reduced and there was an increase in the monthly fee for Yorktowns, Lexingtons, and Townhouses.

It should be remembered there were no fee increases in 2022 and 2021.



Friendly Witches and Pleasant Goblins



● **OUT WITH THE OLD, IN WITH THE NEW:
REPUBLIC REPLACES RECYCLOPS**

Recycling has a brand new look at Grandview Farm Condo because the Board has recycled the recyclers.

Republic, our current trash vendor, is now providing the service and Recyclops has been forced into retirement from here when their prices went up, and our leaders chose frugality over familiarity.

This change was a solid financial move, and it appears the recycling container may provide more quantity .

Rules for recycling are still the same. Breakdown those boxes. Please, please no garbage bags. The same acceptable materials are: paper, plastic, cardboard, and aluminum cans.

The sliding door on the side is where you make your donation .

If there is a downside, it is in the mind of your editor who signed the first contract

with

Recyclops in November 2015. These were such attractive little huts that offered an opportunity to recycle our newspapers. In those days we had very early every morning a newspaper over the gate in to our patios. Those days are gone forever.



● **“HARD PRUNING” OF BUSHES AT
GRANDVIEW FARM IN PROCESS**

In an October 26th e-mail, the Grandview Farm Board of Directors informed residents that the “annual trimming of bushes has commenced, and will continue over the next few months.”

That bit of information about a two-month period sounds almost like a long-range weather forecast— no snow for Christmas.



Whatever the time it will take, there is plenty of evidence the work has started. The activity was identified as a “hard trimming.” If you are a bit startled by any of it, understand most of our bushes are very old. If they are hardy, they will come back in the spring. If not, they will be removed and replaced.

That same memo told of long-range plans for renovating the Condo planting areas, starting in front of the east and west buildings at the south entrance of the complex.

Bushes in those areas will not be trimmed unless they are unsightly, because they are subject to removal in the future renovation .



Management Committee

- Daryl Acor (chair) 801-372-7500
- Tracie Rust (treasurer) 801-420-0588
- Sherwood Cook (Indscep/cmpliance) . . 702-533-5675
- Grace Marie Dennis (pool/club house) . 385-219-7975
- Mel Smith (facilities) 801-592-7893
- Tanya Nisse (secretary to the board) . . 801-473-7445