

## Master Homeowners Association for Green Valley Ranch

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18650 East 45<sup>th</sup> Avenue, Denver, CO 80249

Telephone: 303-307-3240 - Fax: 303-307-3250 - Email: [info@gvrhoa.com](mailto:info@gvrhoa.com)

Office Hours: Monday thru Friday 7:30 AM to 5:00 PM

The Homeowners Association of Green Valley Ranch creates curb appeal and increases property values by enforcing promises that the homeowners made to one another about the condition and upkeep of their properties. The Colorado Common Interest Ownership Act authorizes the HOA to enforce fines and makes those fines an automatic lien on property.

Enforcement is not a surprise. All owners are provided written notice of any violation and an opportunity to cure that violation. Prior to any fine, a second notice is mailed informing the owner that they can have a hearing with the Board to explain any extenuating circumstances. If the Association and owner cannot resolve the violation a fine is levied and that fine is a lien that may eventually be subject to collection and/or foreclosure. It is only after repeated notices and nonpayment that legal intervention may be required.

During the pandemic, bank foreclosures were stayed, but HOA foreclosures were not. Despite the legal right to do so, The Homeowners Association of Green Valley Ranch voluntarily suspended its collection and foreclosure of liens out of concern for housing during the pandemic. The reported increase in foreclosures is nothing more than resumption of normal actions which were halted in 2020, along with more recent enforcement actions. The Board has always and continues to remain open to resolution of these cases in an amicable manner.

Respectfully,

Board of Directors

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