

Granite Falls News

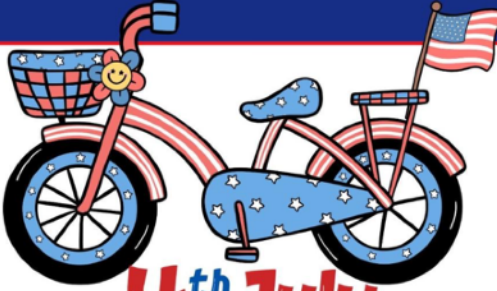
Where **Community** Comes First | Summer 2026



? Join the Fun on the **Fourth** of July!

Calling all neighbors: Grab your bikes, wagons, flags, and festive spirit! Come celebrate Independence Day with us at our annual neighborhood parade. Whether you're marching, rolling, or cheering from the sidelines, there's a place for everyone in this red, white, and blue tradition. Let's make it a morning to remember!

Meet at the entrance a few minutes before 10:00 a.m.!



4th of July
2ND ANNUAL
NEIGHBORHOOD BIKE/WALK
PARADE!

JULY 4TH • 10:00 AM

Meet at the entrance to Granite Falls in the grassy lawn, bring your decorated bike, wagon or stroller and we will loop through the neighborhood. Route will be down Mescalero- right to Granite Falls Ave, loop back down Knowles Canyon Ave.
All are welcome to participate, spectators also highly encouraged!



Note from the President

Granite Falls Subdivision is something special. It is a wonderful place to live in Western Colorado and is a well-recognized development in Grand Junction. We all invested in this Subdivision for good reasons, including the wonderful people who live here and the recreational opportunities that surround us. I want to specifically thank all the volunteers who give their time to make our common interest property great. Every resident benefits from these extensive volunteer hours that help to keep our HOA dues at a minimum.

Recent HOA Work Day

At least 16 people participated in our HOA work day (about two hours from 9 to 11 AM) on May 9 (see picture). Thank you to all who invested time to help maintain the beauty of our Subdivision. If you missed the work day, maybe you can join us at the next HOA work day planned for September 12. The May 9 work day was followed with a social at Sieber Canyon Court cul de sac. We had great participation and shared great food. We hope you can join us for the next HOA work day and social on September 12.



Natural Area

We recently finished additional clearing of Russian olives to help minimize risk of fire to the HOA and to maintain our neighborhood Firewise certification, which results in insurance discounts offered by some insurance carriers.

In April, Two Rivers Wildfire Coalition removed most of an island of Russian olives that was too close to recently constructed homes for us to remain compliant with our Firewise requirements. Two Rivers provided funding of \$1,500, cost-sharing by a homeowner provided \$3,850, and the remaining cost of \$650 was paid by our HOA. There is still some cleanup left to be done: mainly large pieces of wood. We plan to remove the remaining large pieces of wood at some point this fall. We do not expect any additional removal of Russian olive forest in the Natural Area until we plant more desirable (native) replacement trees. We will continue to manage Russian olive and Tamarisk sprouts to keep these exotic species from expanding across the Natural Area.

Two Rivers Wildfire Coalition also masticated the brush piles and woody debris in the open space near Panorama Point (adjacent to the Natural Area) at no additional cost. There is still additional work occurring there as volunteers and time permits. The goal is to finish removing additional woody debris and the Russian olive trees towering more than 20 feet above the open space, blocking views of the Monument. We left some Russian olive trees standing as snags to improve bird and other wildlife habitat, but eventually these trees will be replaced with native trees more beneficial to the HOA and wildlife.

The next project is to reestablish and maintain a 20 feet wide short grass firebreak between the Natural Area and owner lots (east side of the Natural Area). We are still exploring options for how best to do this considering cost and effectiveness. At this point, we expect to use a brush hog in late summer to mow the grass in the firebreak. The next step may be to grade the firebreak to allow more frequent and cost-effective mowing, possibly using the same equipment and timing as the adjacent open space. For now, the grass is tall but is green, has replaced the more problematic Kochia and Russian thistle, and poses little fire risk to the HOA. Consistent with the Natural Area management plan, we will maintain a 20 feet wide firebreak in a short grass state via frequent mowing. Too, some have expressed concern for allergies associated with the tall grass. Maybe a smooth surface will allow more frequent and cost effective mowing to help control pollen in the area. Short term disruption from grading may

result in substantial future benefits in regard to reduced cost of mowing and greater control of vegetation in the firebreak.

Wildlife abound in the Natural Area. HOA members have been seeing a number of wonderful birds species (e.g., Lazuli bunting, Black-headed grossbeak, and Common nighthawk to name a few). The bird houses have produced a few clutches of Western bluebirds. Mule deer, Gambel's quail, and Merriam's wild turkey are frequently seen with their newborn in tow.

Some have been fortunate to see the piebald deer (see picture) hanging around the neighborhood. The piebald deer is a naturally occurring genetic anomaly. A piebald deer is a deer with a genetic variation that causes random brown and white patches on their coat, much like a pinto horse. The condition is extremely rare, affecting less than 1% of the entire deer population. Unlike true albino deer (which completely lack pigment and have pink eyes, noses, and hooves), piebald deer maintain brown eyes and a black nose.



HOA Rules

The governing documents of Granite Falls HOA help to maintain the value of the Subdivision so that we all benefit from living in this special place. When we invested in our properties, we agreed to the terms of the governing documents. In fact, they are legally binding on all parties having any right, title, or interest in the Subdivision.

One of the most thankless jobs of the Granite Falls HOA Board of Directors is to implement the rules in our HOA governing documents. It is difficult to ask neighbors to comply, but all members of the HOA expect the Board to do exactly that to protect the value and desirability of our common interest property. We ask all homeowners to periodically review these governing documents, and to please honor these governing documents for the benefits of all members of the HOA. They are available on our website.

Below are a few reminders of the most common issues brought up to the Board. Please see our governing documents for more details.

Signs: As the political season is approaching, please remember homeowners are allowed no more than one political sign no larger than 2x2 feet at any given time. The sign will not be placed in such a manner as to cause a sight-distance problem for pedestrians or vehicles. No commercial signs are allowed.

RV parking and storage: Per city ordinance, recreational vehicles are permitted to park on city streets for up to 72 hours. Per HOA rules, if not stored inside a garage, then boats, campers, trailers, snowmobiles and business vehicles (excluding passenger automobiles) must be stored behind a Design Review Committee-approved fence on the garage side of the property. They must be positioned behind the front of the house, not extend beyond the rear of the house, and remain at least two feet from any lot line.

Motor vehicles: Vehicles must be parked within the garage situate on the lot or on the driveway of the lot. No other portion of the lot may be used by the owner or the occupant for the parking or storage of vehicles. This means that all four tires must be either on the driveway or in the garage.

Requirements and plans for adjustments to existing landscaping: I think we all know that each owner must landscape the front and backyard of their lot within one year after receiving a Certificate of Occupancy of any building on the lot. This requires that a landscape plan be submitted to and

approved by the HOA Design Review Committee prior to the placement of any landscape improvements on a Lot. Landscaping shall not alter the approved final grading of the lot and shall be done in accordance with the approved final grading plan. However, do you also know that any alterations to existing landscaping also require Design Review Committee approval, including changes to the landscape materials and design and planting of trees and other vegetation? All trees must be 20 feet or less in height at maturity to preserve the views of the Monument. If your trees reach more than 20 feet in height, they must be trimmed to meet requirements.

Dogs: All dogs must be on a leash no more than 10 feet in length when in public areas per Mesa County and City of Grand Junction regulations. The HOA governing documents offer no exception to the County and City regulations, even in the HOA's open space and Natural Area. In fact, to the contrary, we want to avoid the perception that these HOA common space areas are off-leash dog parks that could attract pets and pet owners from beyond the Subdivision. Our goal is to maintain these areas for the enjoyment of all HOA members and their children and for the benefit of wildlife.

Public spaces, including our HOA open space and Natural area should be enjoyable and safe for everyone, and by leashing your dog you contribute to the well-being and harmony of the community. Loose dogs can create a public health hazard and often endanger residents and their pets. Keeping your dog under control minimizes the risk of potentially harmful situations, such as unexpected interactions with vehicles, other dogs, wildlife, or individuals who may fear or be allergic to dogs. Thank you for being a responsible pet owner and keeping public outdoor spaces and our HOA open space and Natural Area safe for all to enjoy, including wildlife!

Todd Sanders
Board President

Irrigation Update

Our irrigation system has been running well so far this season. Investing in improvements last year – acquiring new backup pumps, regular maintenance on the pumps, etc. – seems to be paying off. Thank you to everyone for following our watering schedule (see below) and conserving water. So far, Redlands Water and Power have not issued any restrictions. We will keep you posted if the situation changes. The city and county are both making adjustments to their watering usage. We'll continue to follow their lead in being good stewards of our natural resources.

Watering Schedule

- **Wednesday is a No-Watering day.** The pumps will be shut down when needed, and we will try to schedule maintenance on this day to the extent possible. This will reduce wear and tear on our pumps and save electricity costs.
- **Even House Numbers** - Water on Sunday, Tuesday, and Friday
- **Odd House Numbers** - Water on Monday, Thursday, and Saturday
- **Drippers** can run any day of the week except Wednesday.
- Please do not water during the heat of the day and be sure to minimize runoff.

If you are using domestic (potable) water, this schedule does not apply. However, [Ute Water is asking their users not to use domestic water for outdoor watering purposes](#) due to the limited supply.

Thank you,
Sam Marutzky
Irrigation Committee Chair

Robert Mohler provides summer tips for vegetables, lawns, ornamental trees and shrubs, and fruit trees in our high desert climate.



[Read the Article \(PDF\)](#)



Garden Club Visites Restoration Vineyards

The Granite Falls Garden Club enjoyed an interesting and fun tour of Restoration Vineyards in Palisade earlier this month, thanks to Jeff Custard, our Granite Falls neighbor and part-time Restoration Vineyards employee. Jeff and the owners, Linda and Gary, and winemaker Merle shared their knowledge and passion for the soil, water, wind, topography, and sun that make our terror a great wine growing region. We appreciate Restoration Vineyards for generously sharing their time and their wine samples! It is a lovely corner of our valley. If you haven't been there yet, add it to your "must do" list! Special thanks to Jeff!

Crystal Nieslanik
Garden Club Chair

Granite Falls Activities & Groups

Granite Falls Garden Club - Crystal Nieslanik:
crystalnieslanik@gmail.com

Game Afternoon Club - Jennifer Bradfield:
Jennifer.bradfield@gmail.com

Mahjong Club - Molly Fitzpatrick: molly.leorders@gmail.com

Families w/ Kids Club - Elizabeth Brookmeyer:
ebrookmeyer@gmail.com

Monthly Book Club - Meets second Wednesday of the month

Daytime Group - Jana Smith: janasmith@duck.com

Evening Group - Molly Fitzpatrick:

News to Note

The next Granite Falls Board meeting is expected to occur in August. Watch your email for the details.

Wildlife Area closed to Dogs: Thank you for not taking your pets into the natural area north of the cul de sac between April 1 and June 30. Let wildlife do their thing without disturbance. **Neighbors have spotted juvenile birds, fawns, and turkey poults in the natural area!**

Neighborhood Work Day & Social: Many hands make light work! Sept. 12, 9:00 a.m. at entrance. Join us at 4:00 p.m. for a potluck and the first annual rib/wing cookoff followed by an adult scavenger hunt in the Sieber Canyon Court cul de sac! (More info to come.)



Did You Know?

Summer Electricity Rates June 1-September 30

Xcel Energy switched to its summer rates on June 1. If you are on Time-of-Use rates, [Xcel has energy use tips that will help save you money on your electric bill](#). These tips range from conducting a home energy audit and installing solar panels to changing the hours you use energy. For example, many of us have “smart” thermostats that can be programmed to decrease electricity usage during peak hours (5-9 p.m. Monday-Friday except holidays). Just by raising your thermostat setting 1 degree in the summer you can save 3-5% off your bill. Check it out.

RATE			
	Time Period	Summer Price/kWh June 1 – Sep. 30	Winter Price/kWh Oct. 1 – May 31
Time of Use (RE-TOU)	On-peak 5 p.m. - 9 p.m. Monday-Friday	\$0.21277	\$0.18331
	Off-peak All other times	\$0.07884	\$0.06792
Flat Rate (R-OO)	Opt-out All day	\$0.10380	\$0.08570

HOA Basics

New Homeowner Packet (PDF)

Granite Falls HOA website

Past newsletters

Email the Board of Directors: granitefallshoa8@gmail.com

Design Review Committee: drcgranitefalls@gmail.com

Board of Directors

President - Todd Sanders

Vice President - Sandy Rhoades

Secretary - Amy Mohler

Treasurer - Rita Felde

Member-at-Large - Jeff Howard

Granite Falls News

Suggestions? Let us know!

Rita Sanders, editor of Granite Falls News: ritalyns@yahoo.com

