



MINUTES FROM THE MAPLE VALLEY HOA MEETING

JANUARY 31st 2026 LOCATION: WESTWOODS POLICE STATION & GOOGLE MEET

I. CALL MEETING TO ORDER:

- A. Brady Smith, President called the meeting to order and roll call conducted of the HOA Board members present, Gina Hallisey, Vice President, Kayla Braverman, Treasurer
- B. 20 residents were in attendance in person or by Google Meet

II. FINANCIAL SUMMARY REPORT:

- A. The Treasurer, Kayla Braverman, reviewed the proposed budget vs. actual budget for 2025. We are pleased to report that we were able to save on expenses this year and were under budget for a difference of \$1,549.79. Although we did save a bit this year, we do expect to pay more for landscaping due to tree injections that occur approximately every 3 years and the added lawncare. Kayla explained the differences in the budget and reasons and suggested reviewing the budgeted expense costs as they may need to be updated to reflect newer rates and costs.
- B. Please see attached a copy of the 2025 year end financial report.

III. BOARD MEMBERS RESIGNATION AND APPOINTMENTS:

- A. Kayla Braverman announced that she will be resigning as Treasurer. Thank you Kayla for volunteering! Gina Hallisey nominated Jim Maley as Treasurer. Jim has the time and experience to be an excellent treasurer and has been a consistent volunteer in Maple Valley events. Second by Ken Charles, John Ford.
- B. Brady Smith is stepping down from President this year and is now a member at large. Thank you Brady for all of your help and we look forward to working with you as a member at large. Kristen Danzig nominates Gina Hallisey as President. Gina has been a steadfast member of the HOA and in keeping our neighborhood informed of the development in the area. Second by Cheryl Powell, Meg McCarthy
- C. Meg McCarthy was nominated to be Vice President by Gina Hallisey. Meg McCarthy has been a steady volunteer for our neighborhood and has lived in Maple Valley since 2019. She has been very involved with the CWPP and fire prevention. Second by Kristen Danzig, Cheri Boscia

IV. REPORTS FROM COMMITTEES:

- A. **ACC - Architectural Committee** - Overall the community has been responsive and neighbors have been taking good care of their lawns. Residents have been completing the HOA application for various work completed including exterior paint, additions, sheds, driveways and more. Please remember to complete the ACC Approval Application PRIOR to completing your improvements. To submit a form - go to our website and in the top right is a button for "[property change form](#)". The ACC Committee tries to expedite reviews quickly but the time allotted is 30 days. *We are actively seeking volunteers for the*



committee, please let us know if you are interested - maplevalleyarvada@gmail.com

A street parking issue was raised by 3 or 4 residents around the bend off Howell that turns into 69th Place. Cars are parking on the south side lane on this bend and it is difficult to see around the corner. It has also become an issue for the school bus driver. There is a no parking sign on this bend and cars are still parking there and some are unregistered with invalid license plates. Please do not park on this bend in the street and remove your unregistered/unlicensed vehicles off the street as this is not compliant with Maple Valley HOA Covenants and Bylaws and not compliant with the City of Arvada. Please see our website and the City of Arvada website:

<https://www.arvadaco.gov/408/Common-Code-Questions>

It was mentioned that a resident has goats and chickens on their property in our neighborhood. This is not compliant with the HOA Bylaws and Covenants.

- B. **Welcome Committee** - The Secretary, Kristen Danzig has been emailing new residents a "Welcome Letter" (when the contact info is available) with pertinent information about Maple Valley. This has been well received with new residents replying and providing additional info or asking questions. Kristen proposed having a buyer information form sent to the title company along with the transfer fee request to obtain new buyer information at closing as right now there is no contact info sent to the HOA for new residents.
- C. **Neighborhood Events** - Alex Hellrung and Shylah Webb from Shadow Mountain head up the joint events at Shadow Mountain Park. The events were very successful and enjoyed by many. Some of the events included : Easter Egg Hunt, Trail Cleanup, 4th of July Parade w/ Fire Dept & Kona Ice, Halloween Event & Soup Competition, Food donation bag drop off and pickup. Volunteers would greatly be appreciated and new event ideas are welcome! Please email: SMMVevents@gmail.com

In addition to our annual events above, this year we added a new event, the CWPP Fire Safety Clean Up! After hearing of the wildfires in California, we spoke with the fire department and coordinated the event at Shadow Mountain Park. The Fire Department and City's Fire Prevention specialists walked the community with a few residents and made [mitigation/prevention suggestions](#). They can also come to your home for a free assessment - go to: <https://www.arvadafireco.gov/177/Wildfire-Safety>

To kick off the Fire Safety Clean Up - Gina Hallisey completed the application for the City of Arvada Neighborhood Grant. Thank you Gina! We received a \$1500 grant to purchase dumpster rentals for the clean up. The \$1500 covered the use of the dumpsters for resident yard waste twice this year. Maple Valley was in the local news as an example for other HOAs! Our neighborhood was featured in the Arvada Report for being proactive with a Community Wildfire Protection Plan (CWPP). For further wildfire prevention tips go to: <https://www.arvadafireco.gov/DocumentCenter/View/563/WUI-Mitigation-Checklist-2?bidId>

Gina mentioned that we may not be eligible for the grant again this year but that the dumpsters were a big hit with the community and filled to the brim. The city now offers residents access to the discounted rate for Republic roll-off dumpster which is very reasonable. She proposed renting the dumpsters this coming year, possibly one time in the



summer and one time in the fall for the community to utilize. This would be added to our annual HOA budget. Last year we used these dumpsters for yard waste but this year it was mentioned that residents may like having one dumpster for yard waste and another for bulky items. This was favorably received by the attendees of the meeting and voted on with everyone in favor to continue the program and add the cost to the budget should we not receive the neighborhood grant. Based on current Republic fees and assuming they won't increase this year, we estimate the cost to rent 2 dumpsters in the spring and 2 in the fall will be in the range of \$18-20 per household for the year.

CONTINUED EFFORTS WITH CWPP:

The MVHOA Board has provided a survey to the Arvada Emergency Manager and Arvada Fire Specialist of the MV homes within 30' of fuels in Maple Valley Park. We will keep neighbors informed if any mitigation is to take place in the open space.

V. UPCOMING REPAIRS & MAINTENANCE:

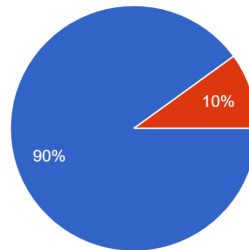
- A. **Common Areas** - In addition to the regular lawn service that Hills provided in the past, in 2025 they also completed weeding of the front common areas. This was successful. Gina Hallisey spoke with Lance Hill and is meeting with him this year to review the maintenance of the common area along 68th place. This area will also be tended more carefully this year.
- B. **Sprinkler review** - John Ford reviewed the issues with the sprinkler system this past year. As far as expenses, there was sort of a leak in Zone 7 and it has been repaired. The backflow preventer off of Indiana was stolen this year. With the help of Daemon Butler, John Ford and Keith Gawlik it was replaced and installed. This was a great savings to the HOA. Reminder, the repair of the irrigation system that goes under the road at the entry off Indiana will be needed at some point in the near future and this is expected to cost approximately \$15,000- \$18,000. We continue to save for this expense and have a reserve in the landscaping budget to use to cover some of this repair when it happens.
- C. **Staining of the Fence** - Typically the fence needs to be stained within 2 years of being built, and then 3 years after this and then in another 3 years, pigment should be added to the stain for added protection. In 2025, we sent out a survey and sign up sheet to volunteer for the staining of the fence. The fence is in need of powerwashing and staining for preventative maintenance. 10 people responded to the sign up sheet and (2) of the responses were from the same household (2) said that it depends on the dates & if they are available and (1) said to hire an outside vendor. Please see the chart below. Ryan Zerr mentioned that he volunteered. Due to this response, we have obtained (2) quotes for the job and based on these quotes, we estimate a special assessment in the amount of \$35 to \$40 per household for one side or \$70-\$75 to complete both sides in this year. The fence was installed in 2023 and this maintenance needs to be completed. Kristen Danzig asked the residents if they wanted to complete both sides of the fence or just one side of the fence this year. Residents were in agreement to complete staining both sides of the fence this year. Kristen motioned to issue the special assessment this spring in the amount of \$70.00 per household. Gina Hallisey second the motion, Cheryl Powell and John Ford also



second the motion. The special assessment notice will be issued in March for payment due by May 1st, 2026. The project is to start at the end of May or beginning of June, 2026. Residents that back to the fence, please clean up all yard waste and debris, and trim trees along the backside of the fence so that the company can easily access this area. We are seeking volunteers to clean up along the front of the fence facing Indiana. Please pitch in! An email will be sent to coordinate a meet up or two! This may be incorporated into the Trail Clean Up which will be held on Saturday, May 16th! Info to follow on both.

- D. **Lighting at Entrance** - the fixtures in the planters at the entrance are showing signs of age and may need to be replaced at some point when the fixtures totally fail. We had an electrician fix the south side sensor and have experimented with different light bulbs to get some that will work and it seems okay for now. We will address this if the lights fail again.

Are you planning to volunteer
10 responses



● Yes, I'll be there
● No, hire an outside vendor and I will pay special assessment for 2026 (approx \$75.00/ household)

VI. RESIDENT CONCERNS

- A. **Snow Buddy Program** - We wanted to remind residents that if they are unable to perform snow removal on their property or sidewalk to go to the City's website: <https://www.arvadaco.gov/486/Snow-Buddies-Program> If you need assistance and are unable to go to the website, please let us know. If you would like to volunteer for the program, signing up at the link above is also available. Maple Valley does have some residents who could use help with snow removal so please sign up or contact the HOA directly at maplevalleyarvada@gmail.com so we can connect neighbors.

VII. VOLUNTEER OPPORTUNITIES

- A. **Trail Clean up** - The date for the trail clean up is Saturday, May 16th from 9am-11am. We are seeking volunteers to help with check-in and also the cleanup duties along the trail and creek. The Colorado Tap House has again offered to dispose of the trash so we will meet there at the end to dump trash in their dumpster and enjoy a beer! Please contact Gina at gina@getconnectedevents.com or email the HOA at maplevalleyarvada@gmail.com if you can help or will be participating. All participants will receive a Protect Maple Valley Park and Ralston Creek Trail shirt as a thank you.
- B. **Neighborhood Events** - please contact Shylah at SMMVeents@gmail.com
- C. **Pick up along the front of the fence facing Indiana prior to staining-** please email maplevalleyarvada@gmail.com



VIII. RALSTON VALLEY COALITION

- A. **LOCAL DEVELOPMENT** - RVC continues to follow local development as well as other issues that affect citizens quality of life.
- a. **GOLDEN TECHNOLOGY DISTRIBUTION CENTER** - The Warehouses on 60th and McIntyre are still moving forward but the McIntyre Neighbors United group is fighting tirelessly to get protections for the neighbors. **The traffic is a big issue and will affect us. Learn more at: <https://www.mcintyreneighborsunited.org/>**
 - b. **AVALON BAY** - A new high density development of 435 units (21 du per acre) is being proposed at the old Welby Gardens site on 64th and Easley. The group Protect Westwoods is actively involved in that development application and opposing the incompatibility and access issues. **The city council will vote on April 7th and decide if the developer will be given a Conditional Use Permit to put the high density into that site. If you can attend on April 7th at 6pm (Arvada City Hall), we encourage you to support our neighbors to the west and oppose this development. It is incompatible with the Ralston Valley and the traffic from this high density development will negatively affect all of us. Learn more at: <https://www.protectwestwoods.com/>**
 - c. **KILMER RV STORAGE** - Unfortunately the City Council reversed their decision and changed the Comp Plan for this site which now allows this development to go to a Site Development Plan. The contamination on this former landfill site is concerning as it is directly adjacent to Ralston Creek and bordered by homes. Any disturbance of this site needs to be done properly to protect the neighbors and the creek. Learn more: <https://www.frcneighborhoods.org/>

B. DEVELOPMENT ADJACENT TO MAPLE VALLEY

- a. **THE CREEK** - Remington Homes anticipates going to city council sometime this year to get approval for their mixed use development that will include a mix of home types, commercial and a restaurant. As this directly affects us, Maple Valley will actively follow this development and will keep neighbors apprised of the progress. We have been involved in the planning for over a year and have gotten some acceptable concessions that will benefit the community and especially Maple Valley. We hope to partner with Remington on a fire mitigation plan for the open space in Maple Valley Park. More info to come as that partnership progresses.
- b. **TRAFFIC LIGHT:** It has been made public that a traffic light has been approved by CDOT and will be installed at 69th and Indiana. There is still plenty of planning to do before that happens but we will pass along info as we get it.



2025 YEAR END BUDGET REPORT:

2025 Income & Expense Tracking Accrual - Maple Valley HOA						
Line Item	Task Name	Estimated Revenue or Cost (Budget)	Actuals Total for 2025	Variance from Budget	2025 Remaining Budget	Total Remaining Balance
1	Annual Dues - 2025	\$ 16,050.00	\$ 14,859.53	\$ (1,190.47)	n/a	n/a
2	Late Fees	\$ -	\$ -	\$ -	n/a	n/a
3	Transfer Fees	\$ 150.00	\$ 150.00	\$ -	n/a	n/a
4	Misc					
Income Subtotal		\$ 16,200.00	\$ 15,009.53	\$ (1,190.47)	n/a	\$ 24,907.14
5	Annual Filing Fee	\$ 20.00	\$ -	\$ 20.00	\$ 20.00	n/a
6	Bank Fee	\$ 10.00	\$ -	\$ 10.00	\$ 10.00	n/a
7	General Liability Ins - Mar	\$ 1,275.00	\$ 1,168.00	\$ 107.00	\$ 107.00	n/a
8	Landscaping & Maintenance	\$ 5,750.00	\$ 6,904.14	\$ (1,154.14)	\$ (1,154.14)	n/a
9	Postage and Delivery	\$ 100.00	\$ -	\$ 100.00	\$ 100.00	n/a
10	PO Box Rental - Feb	\$ 265.00	\$ 268.00	\$ (3.00)	\$ (3.00)	n/a
11	Printing & Supplies	\$ 115.00	\$ -	\$ 115.00	\$ 115.00	n/a
12	Security Bond - July	\$ 105.00	\$ 103.00	\$ 2.00	\$ 2.00	n/a
13	Electricity	\$ 200.00	\$ 190.35	\$ 9.65	\$ 9.65	n/a
14	Water	\$ 1,700.00	\$ 2,192.25	\$ (492.25)	\$ (492.25)	n/a
15	Annual Meeting Room	\$ 35.00	\$ 105.00	\$ (70.00)	\$ (70.00)	n/a
16	Welcome Committee	\$ 150.00	\$ 129.14	\$ 20.86	\$ 20.86	n/a
17	Ralston Valley Comm	\$1,000	\$ 1,000.00	\$ -		
18	Subcontractors		\$ -	\$ -		
	e.g. Sprinkler Elec etc	\$ 3,000.00	\$ 747.80	\$ 2,252.20	\$ 2,252.20	n/a
19	Website	\$ 250.00	\$ (382.47)	\$ 632.47		
Expenses Subtotal		\$ 13,975.00	\$ 12,425.21	\$ 1,549.79	\$ 1,549.79	n/a
TOTAL and/or Amounts Accrued		\$ 2,225.00	\$ 2,584.32	\$ 359.32	\$ 359.32	\$ 27,491.46

Note: Balance Forward from 2024 was \$24,907.14 as presented for HOA Summary in Jan 2025.