

NEWS



Annual Cotton Ranch HOA Meeting

Date: Wednesday, April 3, 2024

Time: 5:30pm Buffet, 6:15pm Meeting

Agenda: TBD

Information on the expiration of the Cotton Ranch HOA is documented on the Cotton Ranch HOA Website.

Please click on the following link to go there:|

[Expiration Link](#)

To vote on the Cotton Ranch HOA Expiration/Continuation print out the proxy form using the link below, fill in the information sign and mail in . For accountability purposes it is requested that all members vote.

[Proxy](#) Form Link.

TOP 10 BENEFITS OF HAVING OUR HOA

1. Abolishing the HOA will most likely have a **negative effect on your property value**.
 2. At \$300 per year in HOA dues this is **one of the best values in Eagle County**. Many developments charge that much or more per month.
 3. **The HOA serves as a representative of all owners** with the Town of Gypsum and the Gypsum Creek Golf Course when discussing plans that impact the community. This ensures that we have direct input into decisions that might benefit or detract from our community.
 4. Ensuring that design guidelines are met when building new homes or maintaining current ones has a direct effect on **property values**. Without our existing guidelines there will be dramatic shifts in the overall quality, look, and value of properties in the community.
 5. The HOA maintains the common area of the community. Because of this maintenance, one receives the feeling of a **quality development** when entering our neighborhood.
 6. The HOA contracts to **plow the sidewalks** during the winter months so residents may walk through our neighborhood safely. We also work with the town to address any street plowing issues that arise.
 7. The **dog stations throughout the community** are maintained by the HOA. Without dog stations, there would be nowhere for pet owners to dispose of their waste.
 8. A covenant enforcement person ensures that standards are met within the community and that all our neighbors are **respecting our guidelines**.
 9. The HOA is the only way to **collectively communicate with owners** and answer questions as they arise within the community. It is also able to communicate any concerns to the Town of Gypsum.
 10. The HOA acts as a **liaison with the Cotton Ranch Metro District** to communicate issues that arise with the non-potable water system and the pay off of bonds owed by the district.
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