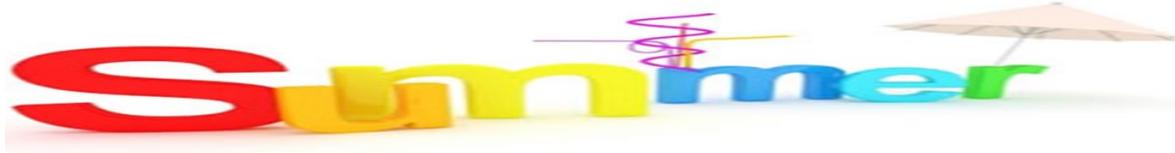




# Grand Elk Owners Association

June 2018



“What good is the warmth of summer, without the cold of winter to give it sweetness.”  
— John Steinbeck, *Travels with Charley: In Search of America*

## “Change”- by Larry Burks, General Manager

Beginning my new position here at Grand Elk Golf Club as the new General Manager I think about change and how much I have had in my life. I have learned that sometimes change is good as long as it is not just for change and is for the better.

Grand Elk Golf Club will also be going through a lot of change in the near future as this community grows. It is very evident by the new construction in the Grand Elk area and Granby. This will be good for Grand Elk but I am sure there will be a few growing pains as we adapt to the increase usage of the golf course, restaurant, clubhouse, spa and pool. We will try and manage the new enthusiasm of the club in ways that make the club better for you as the members and your guests. There will be changes in all the golf operations that we hope will improve service and efficiency in the golf operations. The restaurant will also be undergoing a few changes throughout the season as we find out what is the best for the Grand Elk Grille. We are experiencing many changes on a daily basis and will be changing the menu often. We all look forward to creating a team that can help lead Grand Elk in the future.

### **2018 Golf Season off to an early and busy start by Mike Ritter, PGA Head Professional**

Opening day was April 10<sup>th</sup> this season, and we have been off and golfing ever since! Our new General Manager, Larry Burks, is a welcome addition to our team, contributing his energy, enthusiasm, and vast golf experience to the future of Grand Elk. We feel very lucky to have him on board!

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## Golfing Events

*“Opening day was April 10<sup>th</sup> this season, and we have been off and golfing ever since!”*

### Free Golf Clinics

The complimentary “Get Golf Ready” clinics for the Homeowners will begin on Saturday, June 2<sup>nd</sup> from 5 PM until 6:30 PM. All Homeowners are welcome, but the classes are primarily geared to beginning golfers, or those who need a refresher in the basics. The classes will run on Saturdays throughout the summer, except on the nights when a “Nine and Dine” is scheduled.

### Lessons

In addition, more in-depth private or group lessons are available with our new Assistant Professional Tim Castillo. Please contact Tim at the Golf Shop for scheduling.

### Women’s Golf League

There is a Friday evening ladies drop-in golf league at 5 p.m. The cost is \$5 per player with the winner(s) getting their money back, and the remaining fees will go into the pot for the end of the season party! It is a friendly scramble format with a few twists thrown in this year. Play is 9 holes and typically players retreat to the club house afterwards for a beverage and/or dinner.

Plan to start Friday, June 1. A reminder will be sent each week on Wednesday or Thursday and respond if you plan to play. All ladies are welcome to drop-in, even without an RSVP.

Call the pro shop at 970-887-9122 for weather cancellations. Put on a jacket and come on out!

Please invite guests, all are welcome. Send your name and guest’s name to [grandelksocial@gmail.com](mailto:grandelksocial@gmail.com) to be added to the group.

We begin on June 1st!

**Check your email for other exciting golf events  
coming soon!**

***Make sure the Golf Club has your current email address.***



## Golfing Events—continued

### An early plug for our Member-Guest Event

This is the premier golf event of the summer for our Grand Elk Members, and we encourage all of our Homeowners to play. Play against golfers of similar experience and expertise, so please invite a friend to enjoy this event. The entry fee includes appetizers on Friday, breakfast and lunch on Saturday, and a great tournament gift for all players!

- Friday, July 27<sup>th</sup> and Saturday, July 28<sup>th</sup>.
- Friday evening Horseshoe and Appetizers (Optional - \$20 buy in per team)
- 9 am Shotgun Start on Saturday (\$150 per player, includes Friday practice round)
- Teams are made up of one Member and one Guest, or two Guests may play together as a team

A great way to show off your Club!

## Grand Elk Member Profile

### Fred and Linda Milanovich

Fred and Linda have owned their Elk Track home (you may have seen them sipping wine on their deck behind the number 2 green) since 2006. For the first 10 years they went between California, Colorado and Arizona and didn't have enough time to really enjoy all that Grand County has to offer. They left California for good in 2016 and couldn't be happier.

In the summer time they enjoy hiking and exploring Colorado with side trips. In the winter they return from Arizona periodically to snowshoe together and Fred still enjoys downhill skiing at Winter Park. They also manage to work in a foreign vacation or two a year, particularly on a cruise ship. They have two children, their son Scott lives in Japan and their daughter, Robin, her husband, Dave along with twin children, Will and Lena live in Denver. Fred & Linda treasure all the time they get to spend with the twins.

Fred has served on the Grand Elk HOA Board and is currently the Chair of the Design Review Board. They really cherish the friendships they have established here and look forward to many more years in this community.



## Committees—The Design Review Board

The Master Declarations of Grand Elk provide for a Design Review Board (DRB). The DRB works as an extension of the GEHOA Board and has primary responsibility for ensuring that all development, construction and major landscaping activity meet the standards of the Community as described in the DRB Guidelines and Regulations. The Board is currently chaired by Fred Milanovich and co-chaired by Gretchen Robertson. Other committee members are Brian Tiedge, Chuck Plemmons and Ryan Bender.

Up until very recently, due to a dearth of building activity, the DRB typically responded in an ad hoc manner. However, in anticipation of a considerable increase in construction activity, the Board has formalized its operation and has streamlined the review process. This includes adding an external review team, Dawnie and Bruce Baldo, who bring over forty (40) years of combined experience in HOA design review; streamlining the process to complete reviews within a two week period; establishing a set meeting time and location (second Saturday of the month at 2:00 pm in the RMG office on Highway 40); and, generating an easy to read and follow checklist for new applications. To inquire about applications, contact Alex Kale at [akale@rmgwest.com](mailto:akale@rmgwest.com) or 970-887-4912.

In the past six months the Board has received and reviewed applications for 15 new residences. This includes approval of two 4-plex units that are currently under construction at Eagle Ridge. (The Koelbel project abides by certain aspects of the DRB Guidelines and their new construction is not included in these totals).

We anticipate this level of activity will continue through 2019.



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*“Construction season is underway at Grand Elk and we’re excited to see growth in our community!”*

## Construction News

### Grand Elk is growing!

**Royal Oak Homes** is building the Village of Eagle Ridge Townhomes at the corner of Thompson Road and Ten Mile Drive. Construction is being done in buildings of four townhomes. There are eight already going up and plans are being submitted for the third grouping. Building is scheduled to be completed by August. There will be a model townhome open full time for perspective customers to view the luxury townhomes. Two units have already been sold. The units will be priced around \$500k and will feature 3 to 4 bedrooms, two car garages and will have a floor space around 2100 square feet. The units will feature courtyards and decks. Landscaping is scheduled to be completed by the end of August. Signage will be up in the next week at the entrance to Grand Elk and marketing will also include full page ads in various publications. To learn more, visit [www.royaloakco.com](http://www.royaloakco.com).

Steve Wilke, the development owner, will be one of our new neighbors. Part of his marketing includes taking perspective customers to the golf course and showing off the community. So, say “hi” when you see him on the golf course!

**Koelbel Homes** at Grand Elk currently has three home sites under construction. One is 60% complete and construction will start for the other two homes this summer. A third home is coming up! There is a model open for viewing. Open Houses will be Saturday and Sunday. Landscaping will be completed in three weeks in the center of Elk Track. Koelbel has a few custom home sites but will concentrate on the production builds.

**Arrowhead**—an Investor will be pursuing the development of single family homes in Arrowhead right off the south side of the 5<sup>th</sup> fairway. Homes will be priced under \$600k. Designs will be available in about two months and hope to be under construction this summer. Applications to the DRB will be coming in the next 30 days. The homes will be a modular design, the customer will pick their lot and with one home design which will allow contouring for the individual. The homes are all fairway frontage homes designed so that the back of the home is on the golf course with tremendous views with outdoor living space. So, the home locations are taking advantage of the location will have the opportunity for outdoor living to be brought indoors. These will be Mountain Modern patio homes approximately 1800 square feet of finished square footage with 2 car garages. One level living which will allow easy family gathering areas. Marketing coming soon and more information to follow!

## Community Maintenance

### Maintenance Updates

The electrician has been working on street lights and owners will be happy to know that all street lights are now working in Saddle Ridge and most are working in Wildhorse. There have been unanticipated problems and some additional work needs to be done to complete Wildhorse.



Wyndham will be replacing the brick pathway on Ten Mile Drive with a new asphalt overlay this summer.

The Granby Post Office has notified the HOA that the 64 mailboxes currently available for homeowners at the Clubhouse are now fully occupied. The HOA will be reviewing the purchase of additional mailboxes to accommodate the wait list of owners.

Royal Oak and the HOA are working together to create a new development map of Grand Elk. The current Grand Elk map dates from the early 2000's and was in need of an update to reflect our current community.



A new Grand Elk sign has been added to the monument at the north entrance of Ten Mile Drive and US Highway 40 indicating another entrance to Grand Elk.

Sweeping of sand left over from winter sanding operations was completed in May and the roads look much better.

Weed control work is scheduled this summer throughout the open space areas, vacant lots, the Fraser-Granby trail and the golf course.

Mosquito control work is scheduled for Riverside, Horseshoe Creek and the golf course areas.

At the Club house, additional lighting enhancements have been installed and other small repairs and clean up work are underway.

## Grand Elk HOA website update:

The Grand Elk HOA website, [www.grandelklifestyle.com](http://www.grandelklifestyle.com) has been out of service for several months now. The HOA is reviewing proposals for maintenance and updates of the website with a goal to have it operational by the 2018 annual meeting.

The new website will have feature HOA documents, upcoming meeting dates, newsletters and events as well as a DRB online application for architectural review submissions.

In the interim, association documents and minutes can be found on [www.associationonline.com](http://www.associationonline.com) and then select “homeowner” then “unsecured accounts” (no login required) and then search for Grand Elk Owners Association.

As always, the Golf Club has its own website at [www.grandelk.com](http://www.grandelk.com) where tee times can be reserved, review Grille hours and menu and Club events. This website is also being enhanced so look for new changes soon.



## Grand Elk Board of Directors:

**Tom Fry, President**

[tomfry@comcast.net](mailto:tomfry@comcast.net)

Term expires 2018

**Greg Mordini, Vice President**

[gmordini@wue.coop](mailto:gmordini@wue.coop)

Term expires 2018

**Joseph Press, Treasurer**

[pressj@fbl-cpa.com](mailto:pressj@fbl-cpa.com)

Term expires 2019

**Sharon Silva, Secretary**

[ssilva@g.com](mailto:ssilva@g.com)

Term expires 2019

## Grand Elk Design Review Board:

**Fred Milanovich, Chairman**

[fmilanov@att.net](mailto:fmilanov@att.net)

**Gretchen Robertson**

[grobertsonindy@yahoo.com](mailto:grobertsonindy@yahoo.com)

**Brian Tiedge**

[btiedge@mcgarchitecture.com](mailto:btiedge@mcgarchitecture.com)

**Ryan Bender**

[bender147@gmail.com](mailto:bender147@gmail.com)

**Chuck Plemmons**

[cplemmons@gmail.com](mailto:cplemmons@gmail.com)

## Grand Elk Strategic Planning Committee:

**John Riedel, Chair**

Randy Bohmeyer

David Hall

Joni Sugimura

Bill Holdampf

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