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## Inside this Issue

- 1 Message from President
- 2 Planning for 2021
- 2 Grand Elk Projects
- 3 Grand Elk Committees
- 4 Grand Elk Committees
- 5 Grand Elk Committees
- 5 Growth at Grand Elk
- 6 GE Golf Club Awards  
DRB News
- 7 DRB News  
Calendar of Events

Grand Elk Owners  
Association  
Resort Management  
Group  
PO Box 4006, Granby CO  
80446  
970-887-4912 or  
owners@rmg

# 2021 Grand Elk Spring Newsletter



## Starting 2021

*Sharon Silva, President*

2021 has arrived and we are well into the new year! I hope you all have had some time to relax and refresh over the last few months.

2020 was a challenging year to put it mildly, but when you stop and think about it, we had a lot of successes and positive outcomes as well. Likely the same can be said for our personal lives. The main thing is, we got thru it! And I believe that we are even more resilient, stronger, and wiser as a result.

While a new calendar year isn't a solution or end to all of our challenges, it is an opportunity to reflect and take stock for the coming year.

So, what do you hope to accomplish this year, both personally and at work? How will you take care of yourself in the process? What do

we hope to accomplish at Grand Elk?

I am excited to begin a new year and consider all of the possibilities and opportunities ahead of us. My hope and expectation are that we will be able to regain some of the proactive momentum we began early last year before Covid arrived. How awesome is the opportunity to serve Grand Elk for all of us!

We will be dusting off the Strategic Plan and prioritizing work projects that need to be accomplished in 2021. The intent is to align the Grand Elk community's priority work items with the overall Strategic Plan. Work committees have been set up and are now addressing various work projects.

A huge shout out of appreciation to all the staff who spent long hours during the summer and throughout the holidays— our visitors certainly didn't stop coming-- and we are grateful for your dedication.

Life is what we make it, so together let's tackle these challenges. Be safe, have fun, and embrace 2021!

Sharon

# Now What? Planning for 2021 and Beyond

As we move forward, as President I wonder about many issues. How do we protect our growing community? How do we recruit and hire qualified staff when our Town has not addressed affordable housing issues? How do we accept the growth in our community and still maintain the limited amenity availability for our members? How do we address our water issues while still maintaining our main asset, the golf course? How do we address fire mitigation issues when the next fire comes through the county? How do we handle the latest Covid mitigation requirements? Last year was also one of the most challenging wildfire season in Colorado's history. Experts are raising the alarm over the fire potential for the summer ahead. Taking actions now to help ensure that our water strategy is one of the most important steps we can take to address the impacts of changing climate and water conditions that Grand Elk faces.

With the onset of spring, the melting of the snow, the opportunity to get vaccinated, and the start of summer, we can all move forward and tackle the issues that have been delayed over the year.

While we have many projects, in need of completing, one of the projects we will embark on in earnest is an update to our Strategic Plan. David Hall, Bill Holdampf along with Rich Young will update the overall plan looking at a two-year view while incorporating the

short-term projects that have been initiated.

While there are many projects, the Board has prioritized the following:

- Irrigation Financing Plan – Jonathan Van Der Walt, Philip Scott
- Builder Incentives – Joe Press, Philip Scott
- Water Plan – Joe Press, Andres La Saga
- Clubhouse Expansion – Mark Line, Rich Young
- Membership Plan – Philip Kluge, Jonathon Van Der Walt
- Pipe Burial – Joe Press, Philip Scott

Your voice and participation are important for the future of Grand Elk! Let's appreciate this opportunity to choose our direction. We need help in tackling the challenges in front of us. The future of your community and quality of life is at stake.

To find out more about what you can do please complete the attached volunteer form and send it in. Please take on the responsibility to engage in the process. There is a lot of work in front of us, but our hard work and determination will help to achieve our goals. Thank you for the opportunity to serve!



## **Irrigation Financing Plan**

The objective of the committee is to develop a financial strategy plan for the golf course irrigation project. Money is inexpensive at this time and the owner's association should explore taking advantage of the low rates for financing. An irrigation designer has been selected, is local and will remain on the project until completion. The Irrigation Financing Committee will look at financing strategies and alternatives, and recommend a strategy to the Board and Golf Club GM for selection. The irrigation design work will begin in 2021.

## **Builder Incentives**

Recently, Granby has made a mark in the realm of national real estate market recognition, thanks to a top-10 ranking in "The Best 10 Places to Buy a Winter Vacation Home" as tallied by Vacasa. We have seen a feverish real estate market and positive news in the Granby area. According to the Forbes March 2021 article, "The once moribund Grand Elk has seen extremely robust real estate construction and new home and townhome sales, with waiting lists in place that are filling by the day. Home sales in Granby have seen high prices and extremely short wait times for purchases to take place."

The Town of Granby and the Board have been fielding queries from builder investors weekly. Many are interested in purchasing the Buckhorn lots. Unfortunately, these blocks of lots do not have any infrastructure – roads, electricity, nor water. An investor would be obligated to provide the

infrastructure which has been estimated as a 1-year project.

The downside to a builder investing in these GE areas is that the builder is subject to the owner association dues once closing occurs. Therefore, the investor would be paying the OA dues while completing the infrastructure as outlined in the Grand Elk Declarations. Building of homes would be delayed until the infrastructure was completed. The lots are being sold in a grouping of 50 lots.

Needless to say, the project does not yet appear to be profitable. Therefore, the Town of Granby and Grand Elk must develop incentives in order to attract investors for these select lots.

The objective of the committee is to develop a recommendation to Board and Community for possible changes to the Grand Elk Declaration and voting if required.

### Pipe Burial

Royal Oak builder Steve Wilkie recently purchased thirteen lots in Riverside and will begin building in 2021. Currently, a pipe (which waters the golf course) lays above ground and across all the recently purchased lots. As the building deadline has moved into 2021 it requires an expedited timeline to move the pipeline along with getting new easements. The committee is charged with securing the easements and managing the project to move the pipeline.

### Expanding the Clubhouse

The committee is responsible for determining if it is feasible to expand the GE Clubhouse and Grille. Working with Larry Burks, the committee has viewed other golf facilities for comparison. The clubhouse and grille have been inventoried and documented. A site plan has been initiated. A proposed building expansion layout will be developed, in harmony with the work of the other strategic committees and projects.

### Water Plan

This committee is working with the Larry Burks to develop a scope of work for Wright Water Engineers who had previously performed work for GE at the beginning of GE's development but never finished the work. With only four years remaining on our current water agreement with the Town of Granby, it is imperative that a new agreement or arrangement be approved by the Board.

### Membership Alternatives

The committee is to determine if current amenities meet member needs and determine if amenity alternatives can be provided. *Committee member volunteers are being solicited and are needed for this committee.*



## Grand Elk Committees

GE members interested in creating a greater community please complete the attached Committee Application. We are in need of volunteers for the Builder Incentive and Membership Alternative projects and the Marketing Committee. There are many more projects! Note your project or committee interest on the form.



### Landscape Committee

The **Landscape Committee** led by Mike Jones with members:

Fred Milanovich, co-chair

David Janitor

Phil Kluge

Amy Frans

Andrew Mericle (annual golf course member, nonresident)

Tom Mallinger

Jeff Sneddon

Larry Burks, GE Golf Club GM

Nate Burns, GE OA Board Liaison

The Committee started when Fred Milanovich had an idea in 2019, to

form a group of volunteers to assist with filling in the badger and ground squirrel holes on the golf course. The group was then named the GE Hole Fillers. In 2020, the Board asked the group to rename itself as the GE Landscape Committee and assume a broader role as it relates to GE landscaping in 2021.

The purpose of the Landscape Committee is to communicate community landscaping needs to the Board and Club and to perform landscaping tasks. The committee primarily meets via e-mail, ZOOM and at the GE Golf Course Grille on Wednesday mornings during golf season or as needed.

The landscape committee works to ensure the beauty of the GE golf course and specific common areas such as the perimeter split rail fencing and the landscaped neighborhood islands.

For 2021, the committee is also charged to establish the GE landscaping rules and regulations, update as needed and submit for approval.

Some of their landscaping efforts for 2021:

- continue bunker renovation
- spread mulch/stone/rock in front of club house and the landscaped ten islands
- replace missing/broken split rails on perimeter fencing
- install/repair irrigation system across from the club house.
- purchase large evergreen to be placed in front of club house for the annual Christmas tree lighting festivity and plant trees/shrubs across from the parking lot
- determine feasibility of enclosing the two trash

containers and kitchen oil container

- investigate contracting for pond maintenance and stocking the large irrigation pond and constructing a large fishing platform
- re-plank golf course bridges.

### **Golf Committee**

The **Golf Committee** led by Mike Ritter, with members:

Aaron Skinner

Pamela Press

Mike Giarratano

Stan Opperman

Cliff Larson

Nate Burns, GE OA Board Liaison

The purpose of the Golf Committee is to contribute to the efficient and successful operation of the golf course by assisting the Board and Club General Manager in the decision-making process regarding golf operations, and development and implementation of long-range plans. Additionally, the committee will also develop a well-rounded golf calendar of events, clinics and teaching opportunities. The Golf Committee will work to ensure the course and the golf experience meets the expectation of members and guests.

The committee primarily meets via e-mail, ZOOM and at the GE Golf Course Grille during golf season or as needed.

### **Short Term Rental Committee**

The **STR (Short Term Rental) Committee** led by Dana Hall with members:

Barbara Janitor

Susan McBride

Christian Scelfo

Kelly Smith

David Hall, GE OA Board Liaison

The STR Committee held its inaugural meeting via web conference on December 8, 2020.

The purpose of the STR committee is to engage and support GE STRs to be good neighbors and brand ambassadors for the greater GE community. The STR is in the process of reviewing and updating the Grand Elk STR registration process.

Granby Code Enforcement Officer Rich Carlson participated in the committee's April meeting. He advised the committee there will be changes to the STR regulations in the Town of Granby municipal code forthcoming. The committee also learned that there are significantly more STRs in Grand Elk registered with the Town of Granby than there are registered with the Grand Elk Owner's Association.

As a reminder, all GE STR's must be registered with the GEOA. The STR Registration Form can be found at [grandelkliving.com](http://grandelkliving.com). The committee is looking forward to establishing a partnership with the Town of Granby to support STR compliance within our community.

## Safety Committee

The **Safety Committee** led by Fred Milanovich, with members:

Susan Sery

Bill Holdampf, Sharon Silva, GE HOA Board Liaisons

The Committee will evaluate security and safety issues within the Grand Elk community and will make recommendations to the Board regarding potential security measures as well as areas of the GEOA community in need of safety enhancements

The first priority of the committee is to explore options to move the entry monument further west on Thompson Road to help in slowing the traffic in the area. Additionally, the committee is working with the Town to install speed humps on Wildhorse Drive or other safety features.

## Social Committee

The **Social Committee** led by Pam Jones, with members:

Nancy Young, Book Club

Patti Morrow, Secretary

Pam Press, Ladies Golf & Club Decorating

Erica Skinner, Marketing

Sallie Tippie, Grille Liaison

Lynda Sneddon, Events & Calendar

Sharon Silva, GE OA Board Liaison

The Committee objective is to encourage Grand Elk Owners participation in social events and functions as well as deliver

information about Grand Elk to new owners. The Social Committee and the Club Grille also partner to conduct activities throughout the year.

The committee has been primarily meeting via e-mail and ZOOM throughout the year planning GE communities

Over the last few months, the Social Committee has conducted their yearly activity planning session and conducted the monthly book club meetings. Additionally, the Committee developed a door hanger about the GE community; this will be will distributed to all home owners.

The Social Committee activities are advertised using three methods – the Grand Elk Facebook page, the grandelkliving.com website calendar, and community email distribution calendar and social community email ([gesocialcommittee6@gmail.com](mailto:gesocialcommittee6@gmail.com)).

## Marketing Committee

*Committee member volunteers are being solicited and are needed for this committee.*

## Growth Activity in Grand Elk

During the past year some of our neighbors made the decision to make Grand Elk their permanent home. Additionally, Grand Elk continues to see sales of our lots and home resales continue to grow. Last year, we had 100 sales transaction of which 42 were home sales.

2021 is expected to be even bigger! Our recent sales include the:

- 60-acre Linke property southwest of City Market and the Buckhorn lots
- 13 lots in Riverside
- 12 lots in Eagle Ridge

Additionally, we have already had twenty-one sales transactions of which five are home sales. The DRB is currently reviewing several new home designs for building this year.





## GE Golf Club

Larry Burks, General Manager

The Sneak Preview for Grand Elk Members began with all 18 holes open for walking and the Practice Area on the 18<sup>th</sup> of April. It was a nice day in Grand County; it snowed!

Questions for the course or regarding the Golf Shop, call 970-887-9122 or email Mike at [mritter@grandelk.com](mailto:mritter@grandelk.com).

The Grille is undergoing renovations and is closed until April 26th. Prime Rib Saturday will start May 1. Reservations are advised.



## *In Case You Didn't Hear!*

Golfers Choice Magazine in their January 2021 magazine article Golfers' Choice 2021: Top 25 U.S. courses for Staff Friendliness –

## Grand Elk was voted #1 in the United States!

Golfers' Choice 2021: Best golf courses in Colorado -

## Grand Elk was voted #2

Golfer's Choice rankings are determined by our community of reviewers.

## GE Rules, Regulations, Forms, & Events

Locate all GE Owners Association documents such as Club and GE rules and regulations, rental registration forms, and violation forms at:

- > [www.grandelkliving.com](http://www.grandelkliving.com)
- > [www.associationonline.com](http://www.associationonline.com)
- > owner portal on Appfolio at
- > <https://resortmg.appfolio.com/connect>



## GE Design Review Board

The Design Review Board and The Design Review Guidelines and Regulations have been created to ensure that all new construction and improvements to existing properties

at Grand Elk follow a common set of rules, with the intent of stimulating a rich and diverse variety of creative architectural styles, drawn from a common palette of materials, which blend together to form a superior mountain residential community, compatible with the beauty of its natural setting.

The Design Review Board (DRB) had a busy year in 2020 and likewise for the first quarter of 2021. Since January 2020, the DRB approved 21 new construction applications, 7 improvement and 3 painting applications. We are excited to welcome many new owners to the community. The DRB meets monthly by ZOOM and invites every applicant to join the DRB meeting for their application review. Our objective is to work with the applicants, being owners and builders, as everyone wants the same thing...approval. Owners can email questions to the DRB at [gedrb1@gmail.com](mailto:gedrb1@gmail.com) or visit The Design Review Board | Grand Elk Owners Association ([grandelkliving.com](http://grandelkliving.com)) for the regulations, meeting dates and applications.

"Neversummer Construction has found Grand Elk to be a hidden gem in Grand County and the Design Review Board and Grand Elk Owners Association have been a great group to work with."

Brad Line with Neversummer Construction

"Thank you for the cooperation during our recent townhome submittal. We appreciate that the DRB team has a tough job balancing maintaining architectural integrity for Grand Elk and yet allowing development to progress. Although

some rules can be challenging to work with, the DRB does a good job working with the applicant to find a workable solution that is agreeable for both parties.

“We really enjoy building homes within Grand Elk and we strive to build homes that both the existing community and new buyers can be proud of.”

Steve Wilkie  
Royal Oak  
www.royaloakco.com

“My experience working with the Grand Elk Design Review Board has been nothing but pleasurable. Their shared interest in creating a sense of place is represented in the community they've helped to shape.”

Kevin Sietmann  
Architect  
n2 Workshop



## This Month's Events

**April 21, 2021**

**Cage Free Winery**  
*Virtual Wine Tasting 5:00 p.m.*  
Grille

**May 1, 2021**

**Kentucky Derby Day**  
Official Opening of the Golf Club  
Mint Juleps and Prime Rib at the Grille

**May 12, 2021**

**Book Club 6:30 p.m.**  
Zoom call reviewing the book *The Woman Who Smashed Code*.  
RSVP to Nancy Young at  
youngnl@earthlink.net

**May 28, 2021**

**National Hamburger Cookout Day**  
Owners will have a hamburger cookout poolside. Your Social Committee will be staffing the event. Come and meet them!

**May 30, 2020**

**Members Memorial Day Scramble**  
*tbd.*  
Contact the Golf Course to get more information

**June 1, 2021**

**National Trails Day Group Hike**  
*tbd*

**June 6, 2021**

**New Home Owners Welcome Day**  
*tbd.*  
Function will be held at the Grille and all homeowners are welcome. Come and meet your new neighbors!