



Gilpin-Clear Creek Home & Landowners Association, Inc. (GCCHLA)

P.O. Box 237 Idaho Springs, CO 80452 <http://www.yorkgulch.com>

Dear Neighbor:

August 2024

I hope this message finds you and your families well. It is time to announce our Annual Meeting on **September 7th** at the Firehouse. Our Annual Chili Cook-off Potluck will begin at noon with the meeting to follow at 1pm. Please contact me by phone or text if you have items for the agenda (Laurie Beckel: 303-909-8235).

Annual Dues

\$75/year for improved properties (i.e. homes) and \$50/year for vacant property

Our basic expenses are about \$3,500 a year. That pays for our Special Use permit with the USFS, and a required insurance policy for the association. The Special Use permit is what gives us permission to maintain our roads. Grading, installation of culverts, filling potholes, even plowing snow are all considered road improvement in the eyes of the Forest Service. The alternative is to leave trails in their "natural state." If we let our permit expire, applying for a new one would require an environmental impact study, and could easily cost upwards of \$30,000.

The attached HOA dues invoice is for 2025; this is NOT voluntary or a donation. Please help our fellow neighbors shoulder this burden. When we all participate, \$75/\$50 per year is sufficient to pay our expenses and keep our permit in good standing. I also ask that you consider contributing to our emergency fund. This fund has been used in the past to address unusual weather events, like snow removal following blizzards and high wind. If we are faced with circumstances that exceed our capacity to respond to them, this fund is used to acquire emergency resources, like food, fuel, and equipment rental.

Elections

All dues-paying members are eligible to vote for and serve on the GCCHLA Board of Director (one vote per member). The Nominating Committee reported the slate of names for the ballot at the July 16th Board Meeting. Nominations were closed at this meeting. The ballot will have the following names: Melissa Pierce, Nicole Savage, Courtney & Dustin Donovan, Rusty Stewart, Alexander Ginzburg, Megan Heine, Michelle & Chad Tyler, Tina & Curtis DePoyster, Jeff Payne, Tabitha Betz, Anean Christensen, Laurie Beckel & John Crawford, Jette Hogenmiller, Judith Gallaher, Darrell & Heather Huntoon, Kim Graham, Sergio and Eva Panelo. Please use the QR code or link to vote for our 2025 York Gulch Board members **by September 6th** as we announce the new board at the annual meeting.

<https://tinyurl.com/yorkgulch>. View candidate info here: <https://sites.google.com/view/hoa-candidates/home>



August 17th is our York Gulch Clean-up Day. We will meet at the firehouse at 9am and deploy from there. If you want to be on the crew working on dead trees and have a chainsaw, bring it. There will be a staffed table at the firehouse to collect dues if you want to drop yours by.

We look forward to seeing everyone in September. Please consider bringing your special chili for the cookoff, a potluck item to share, and BYOB. We will provide water and hot dogs. Watch the York Gulch Facebook page for updates.

Laurie Beckel, President

York Gulch Board of Directors



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To: GCCHLA Member

GCCHLA Dues Invoice Description:

2024 (vacant land)	\$50.00
2024 (improved land – home)	\$75.00
Voluntary Emergency Fund Contribution – 2024:	_____

You are responsible for one annual fee regardless of how many claims you own.

Please consider contributing to our emergency fund. In years past, this fund has allowed us to hire heavy equipment to repair sinkholes, clear avalanche debris, and 10'+ snow drifts as well as to offer our neighbors facing emergencies some financial help. We never know when we'll need it, but we'll always be glad it's there.

You can now pay online! Visit www.YorkGulch.com and click the PayPal link at the bottom of the webpage. Otherwise, please make checks payable to GCCHLA.

If you would like to receive electronic messages including links to vote and/or news updates, please provide your name, email address and cell number:

Sincerely,

Tina DePoyster, Treasurer

treasurer@yorkgulch.com

York Gulch Board of Directors