

BATTLEMENT MESA SERVICE ASSOCIATION

# 2019 Annual Report to Members



BATTLEMENT MESA  
Service Association

Building a Better Community  
Expanding the Economic Base  
Serving Our Members



---

## Special Thanks

---

*We are grateful to the following photographers for contributing their wonderful images, which are used throughout this report.*

Bob Campbell  
Mandie Dovey  
Brenda Keller  
Melanie Kerrigan  
Laurel Koning  
Ava Lanes  
Ann Little  
Ellen McGregor  
Dennie Noble  
Lou Roess  
Lynn Shore  
Samantha Smith  
Debra Street  
Vinnie Tomasulo  
Sandra Toomey



## Notes on Our 2019 Report

---

The Battlement Mesa Service Association Board is very proud to present the 2019 Annual Report. This report provides an excellent update of our accomplishments and highlights some of our upcoming projects.

The Board continues to focus on improving and maintaining the appearance of the community in our overall goal of ensuring Battlement Mesa remains an attractive and desirable place to call home. Protecting and increasing community property values for its members and improving Battlement Mesa's appeal as a popular destination point for visitors and prospective home buyers continues to be a top priority of the Board.

The housing market remained strong in Battlement Mesa during 2019 as home values continued to increase and sales activity remained steady. There were 105 existing homes purchased in 2019 contributing to the nearly 350 homes sold during the past three years. Additionally, in 2019 there were 6 vacant lots purchased, 4 new houses constructed as well as 4 new home applications submitted.

The annual common assessment was increased slightly in 2019 from \$296 to \$300. The assessment had remained unchanged for nearly 10 years, and the increase was needed to offset rising operational costs. The Board continues to focus great attention to our financial responsibilities and works hard to make effective decisions for our community. By doing so, we have been able to keep our community in great financial condition.

Please enjoy reading our report.



## About the Battlement Mesa Service Association

Battlement Mesa is an unincorporated 3,200-acre planned unit development (PUD) situated along Interstate 70 and the Colorado River between Glenwood Springs and Grand Junction on Colorado’s Western Slope. As a Garfield County unincorporated community, the Battlement Mesa PUD is governed by the Battlement Mesa Service Association (BMSA).

As the name suggests, the BMSA, a Colorado non-profit corporation, is a self-governing homeowners association. All Battlement Mesa owners of annexed property are automatically members of the BMSA and pay an annual assessment which is used to maintain and improve our common areas and amenities that benefit all community members.

All Battlement Mesa residents (both owners and tenants) are encouraged to become familiar with the BMSA declaration and covenants to better understand the rules and regulations that benefit our covenant-protected community.

Although the BMSA provides numerous services to its members, the BMSA does not have any employees. Instead it contracts with others to provide needed services. The BMSA’s association management company, the Battlement Mesa Metropolitan District, manages and directs our other contractors.

Instead of a mayor and city council format, the BMSA’s Board of Directors manages the governmental affairs of the Battlement Mesa community. There are twenty-two Delegate Areas represented by fifteen delegates elected by their village members and two directors appointed by the Declarant. Elected delegates automatically become a member of the Board of Directors and serve a three year term as unpaid volunteers.

### Association Management Company Staff

- Steve Rippy, Association Manager
- Vinnie Tomasulo , Assistant Manager
- Brenda Locker, Accounting Manager
- Alex Morris, Administrative Assistant
- Kristen Penner, Administrative Assistant
- Sherry Loschke, Covenant Compliance

### 2019 Board of Directors

- Laurel Koning, President . . . . . Battlement Creek
- Bob Arrington, Vice President . . . . . Willow Creek
- John Shepherd, Sec/Treas . . . . . Canyon View
- Eric Schmela. . . . . Declarant
- Brad Gates . . . . . Fairways Villas
- Al Reuter. . . . . First Eagles Point
- Robert Cizik . . . . . Mesa Ridge
- Samuel Stewart . . . . . Monument Creek
- Robert Gross . . . . . Saddleback Villages & RV Park
- Eric Schmela. . Saddleback & Town Center Commercial
- Justin Caselman . . . . . Stone Ridge
- Dianna Arnett . . . . . Tamarisk Meadows
- Amy Provstgaard . . . . . Tamarisk Village
- John Keller. . . . . The Reserve
- Penny Roehn . . . . . Valley View
- Dale Johnson . . . . . Willow Park & Willow Ridge Apartments

### Additional BMSA contractors include:

- |                        |                       |
|------------------------|-----------------------|
| Altitude Community Law | Jessica Lynn Studios  |
| Dependable Waste Svcs. | McMahan & Assoc., LLC |
| Ken & Rose Mary Locker | Mountain Lawn         |
| Lush Green Landscapes  | Vista Works           |

*It is important to note and thank the other entities that provide essential community services including:*

- Battlement Mesa Golf Course
- Battlement Mesa Metro District
- Grand Valley Fire Protection District
- Grand Valley Recreation Center
- Parachute / Battlement Mesa Park & Rec. District
- Garfield County Libraries - Parachute Branch
- Garfield County Road & Bridge Department
- Garfield County School District 16
- Garfield County Sheriffs Office



## Battlement Mesa Villages

---

As a planned community, Battlement Mesa’s goal is to provide a lifestyle choice for everyone wishing to live, work, or play here. In order to achieve this goal, Battlement Mesa is divided into Villages with each offering a distinct housing style and choice of owner conveniences. Some of these Villages are sub-associations of the BMSA. Each sub-association is a separate legal entity with individual bylaws, covenants and Board of Directors. All Villages, including sub-associations, are under the umbrella of the BMSA.

All Village residents are encouraged to become active in both the BMSA and their respective Villages because we believe that participation fosters healthy and vibrant communities.

### Battlement Mesa’s Villages & Communities

Battlement Creek Village	Monument Creek Village	Stone Ridge Village	Valley View Village
Canyon View Village	Saddleback Creek	Tamarisk Meadows Village	Willow Creek Village
Fairway Villas	Saddleback RV Park	Tamarisk Village	Willow Park Apartments
First Eagles Point Village	Saddleback Village	The Reserve	Willow Ridge Apartments
Mesa Ridge Village	Saddleback Commercial	Town Center Commercial	

Visit [www.BattlementMesaColorado.com](http://www.BattlementMesaColorado.com) for more information about our Villages and community. Village information can be viewed by clicking on Government Services, then Village HOA Information and Services.

New residents and realtors marketing property in Battlement Mesa are also encouraged to visit the [New Owner Resources](#) section under [Explore Battlement Mesa](#). This section contains direct links to critical information about the BMSA and all of the sub-associations.

## Battlement Mesa Commercial Centers

---

Battlement Mesa is a planned community whose master plan includes residential properties and the thoughtful integration of two commercial districts. These districts are Town Center Plaza (81,903 sq. ft. of retail/office space) and Saddleback Center (8,810 sq. ft. of retail/office space).

### Support our local businesses including:

Alpine Bank	Grand Valley Recreation Center	Mesa Vista Assisted Living
Battlement Mesa Company	Guzzler Liquor	Moo's Ice Cream & Restaurant
Battlement Mesa Golf Course	The Hang Out Bar & Grill	Pinky's Battlement Hair Cuts
Clark’s Market & Pharmacy	In & Out Driving School	Saddleback R.V.
Dollar General	Keller Williams Realty	Saddleback Storage
Grand River Health Clinic West	Kum & Go	Tee'd Off Grill
	The Liquor Cave	



## BMSA Projects and Happenings

- In 2019 two new stone entry signs were installed at the Town Center. A new stone entry sign was also installed at the Saddleback Commercial Center, and another stone sign was installed near the waterfall welcoming people to Battlement Mesa. The installation of these signs was a continuation of the stone sign improvements that began in 2018 at the entries to the residential villages. A total of 19 decorative stone signs have been installed throughout the community as a part of this project.
- Median landscape improvements were completed on Spencer Parkway and West Battlement Parkway in 2019. These landscape improvements include drip irrigation trees, shrubs and decorative landscape stone. The median landscaping is a part of a multi-phase project that has now landscaped nearly 2.5 miles of the 4-lane medians. Additional median landscape improvements will continue in 2020.
- Community fence improvements were completed during 2019 along Stone Quarry Road in Tamarisk Village. Grass turf was removed along the cedar picket fences, and irrigation lines were moved away from the fences in order to protect the fences from overspray. The removed turf area was replaced with weed barrier and a decorative landscape gravel to cover the exposed area. The new landscape will improve the appearance and extend the life of the fences.



- A new informational electronic sign was purchased to be placed at Turkey Trail Park. The sign will provide information about upcoming events, meetings and other items to help keep Battlement Mesa's residents up to date on local happenings within our community.
- The BMSA has completed the development of a promotional brochure highlighting the desirability and quality of life in Battlement Mesa. This double sided three panel brochure, often referred to as a rack card, will be placed in rest stops along the interstate as well as in grocery stores, banks, and other businesses. The brochure is poised to be placed in these locations in the spring of 2020.

The BMSA Board feels very strongly about continuing to focus on visual enhancements within Battlement Mesa. Whether it be with landscaping improvements, fence improvements, or decorative new signage, the Board wants Battlement Mesa to appeal to our current residents, visitors, and prospective new residents.

The BMSA continues to support the following local activities:

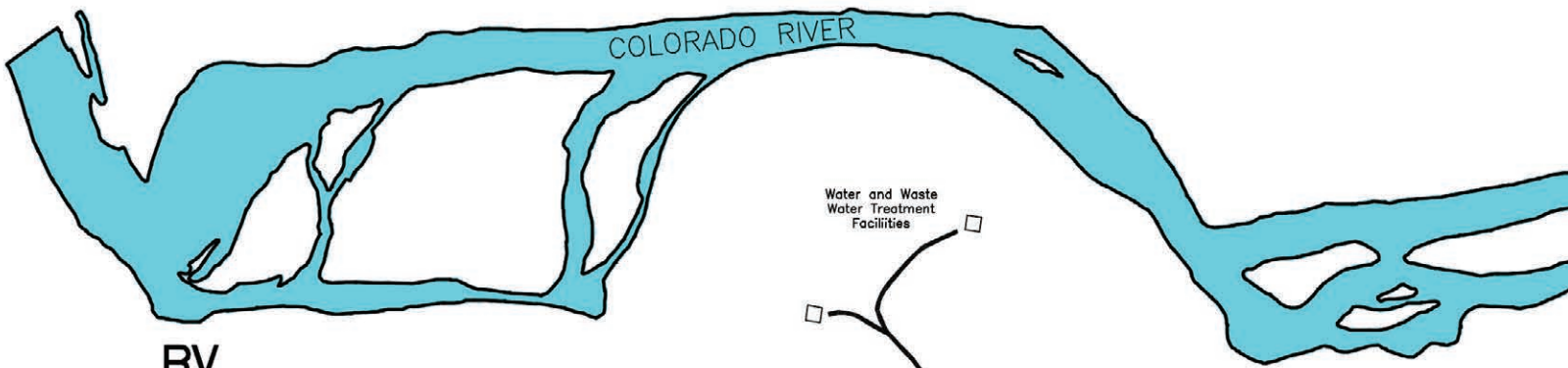
- The Kiwanis Annual Golf Tournament
- The Battle on the Mesa Trail Event
- Parachute/Battlement Mesa Parks & Recreation Golf Tournament

- KSUN Radio
- Movies Under the Stars
- Community Counts
- Western Garfield County Chamber of Commerce

◀ To Grand Junction & Salt Lake City



# BATLEMENT MESA COLORADO



**RV  
Park**

Water and Waste  
Water Treatment  
Facilities  
Maintenance Center  
RV Storage

OPEN SPACE

Recreation Area

River Bluff Rd.

**Stone  
Ridge**

**Tamarisk  
Meadows**

**Tamarisk  
Village**

**Saddleback  
Village**

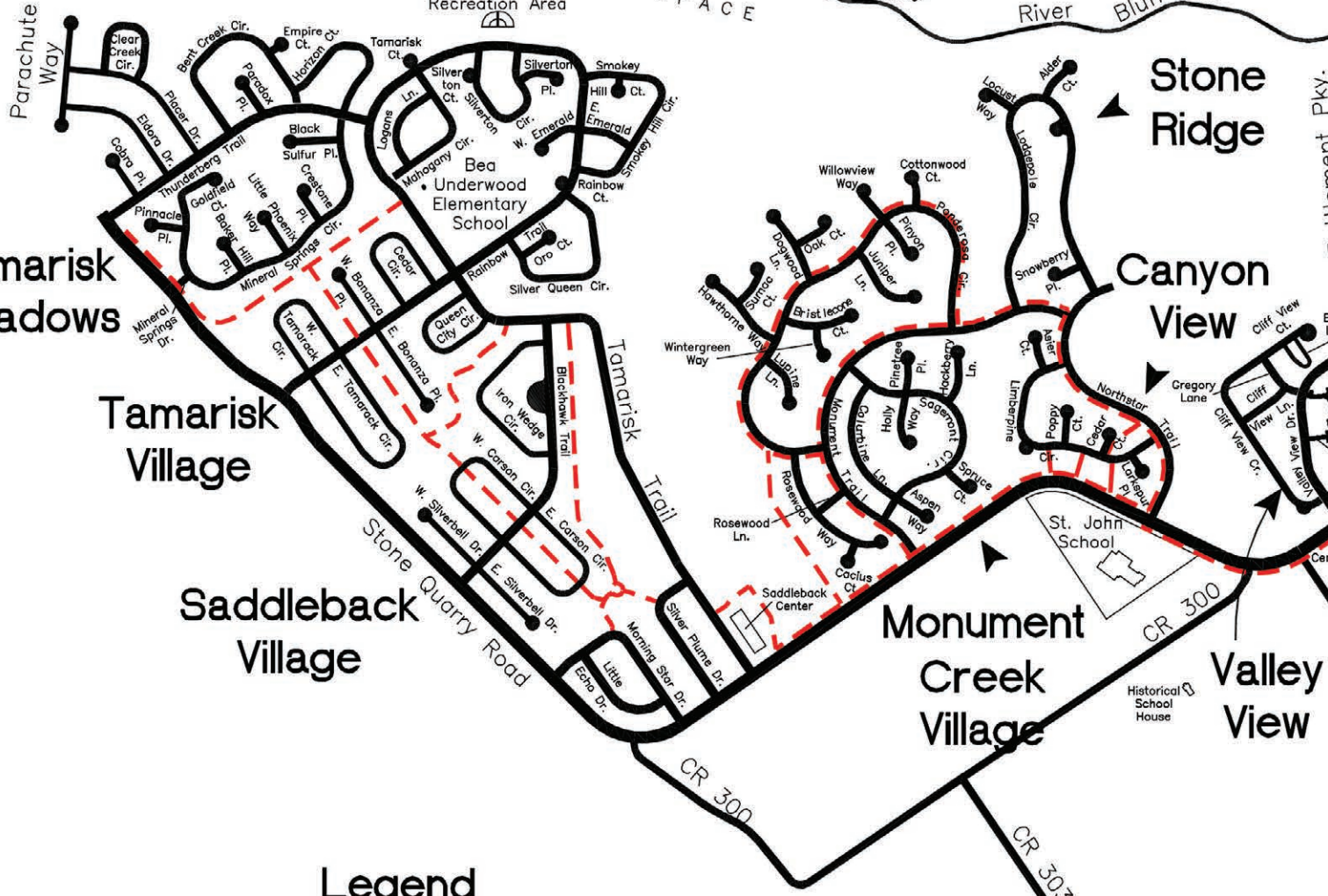
**Monument  
Creek  
Village**

**Canyon  
View**

**Valley  
View**

## Legend

--- EXISTING TRAILS





town of Parachute

Exit 75

To Glenwood Springs, Aspen, Denver

Exit 75

The Reserve

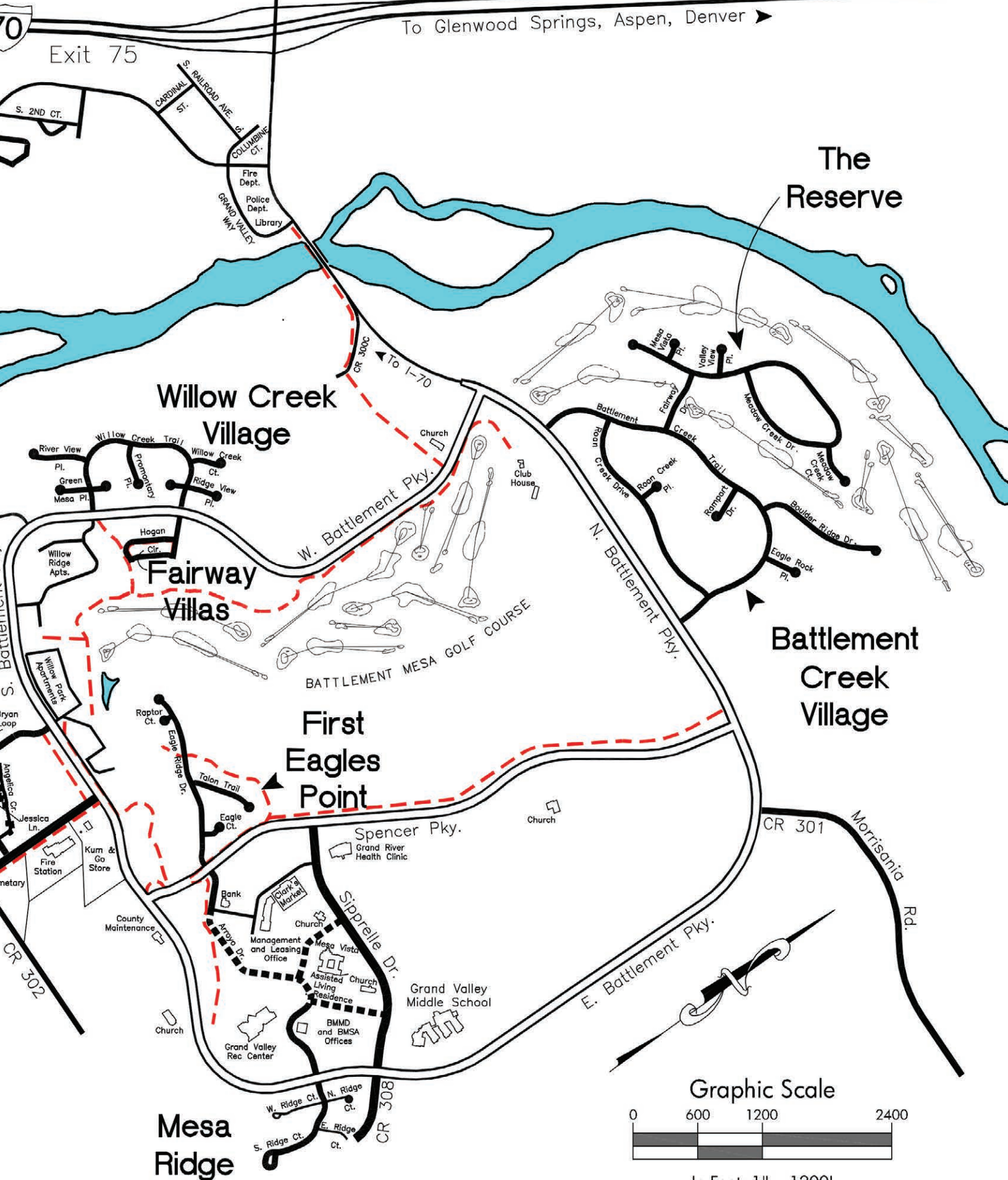
Willow Creek Village

Fairway Villas

First Eagles Point

Battlement Creek Village

Mesa Ridge





## Other Entities Making Valuable Contributions to our Community

- The Garfield County Sheriff's Department again sponsored National Night Out. This event was held in August.
- The annual Grand Valley Days was again put on by the Grand Valley Park Association in July with the coordination of their Main Street parade, followed by the rodeo celebration and other events.
- WinterFest was again held in January at the golf course. This event, hosted by the Parachute/Battlement Park and Recreation District, was complete with sleigh rides, chili, and a warm bonfire.
- The Sew & Sew Quilters group held their annual quilt show in September at the historic Battlement Mesa School House.
- The Battlement Mesa/Parachute Kiwanis organization continued their sponsorship of the Stars of Tomorrow talent show in March. The talent show included middle and high school students.
- Movies Under The Stars continued their program of providing quality movies for children and their families. The movies are presented on the lawn of the Grand Valley Recreation Center. Concessions are available to attendees and are provided by various local groups who benefit from their sales.
- The local Battlement Mesa PEO Chapter IP again sponsored the annual Holiday Home Tour in the community. In addition the PEO Chapter IW sponsored a Mystery Dinner Theatre. The PEO (Philanthropic Educational Organization) raises funds for education of women. Many young women have received this financial assistance which helped them achieve their collegiate educational goals.



## Battlement Mesa FAQ

---

### Who is the BMSA and what do they do?

BMSA stands for Battlement Mesa Service Association. They are the governing party made up of one elected representative from each Village and two declarants representing Battlement Mesa Company. They are responsible for the upkeep and care of all common areas. They also are responsible for the implementation and enforcement of the covenants. The Board prepares and oversees the yearly budget for Battlement Mesa.

### Who is the BMMD and what do they do?

BMMD stands for Battlement Mesa Metro District. They are responsible for providing water and sewer services for Battlement Mesa. In addition the BMMD provides contracted management services for the BMSA.

### Who is the BMC and what do they do?

BMC stands for Battlement Mesa Company. They are the developer and proprietor of the commercial properties and the undeveloped areas within Battlement Mesa.

### What role does Garfield County play in our community?

Garfield County is responsible for most of the roads in our community, security, and animal control. Roads inside the sub-association Villages are not part of Garfield County's responsibility and are the responsibility of the sub-associations.

### Which Villages are sub-associations?

The following are sub-associations within our community: Mesa Ridge Village, Fairway Villas, Canyon View Village, First Eagles Point Village, and Valley View Village. Because these are sub-associations, they pay a reduced yearly assessment to the BMSA.

### Who should we contact with concerns about our Village or community?

You can always start with your Village representative. You can also contact the BMSA office by calling 285-9432. These resources should be able to answer your questions.

**BATTLEMENT MESA SERVICE ASSOCIATION OPERATING FUND**

**Operating Revenues · 2020 Budget**

Common Assessment	\$ 695,700
Tamarisk Village Front Lawn Assessment	39,500
Fines/Attorney Fees	28,000
Late Fees	9,000
Trash Assessment	160,000
Comcast Franchise Fee	8,000
Interest	100
Miscellaneous Revenues	5,000
<b>Total Operating Revenues</b>	<b>\$ 945,300</b>

**Operating Expenditures**

Administrative Expenses

Audit & Tax Preparation	\$ 14,000
Management and Accounting	108,000
Management and Accounting - Tamarisk Village	7,000
Covenant Enforcement Services	20,000
Website	6,000
Newsletter	7,500
Community Relations	7,500
Common Area Insurance	15,000
Directors and Officers Insurance	1,500
Legal Services	30,000
Membership Fees	1,400
Bank/Credit Card Fees	3,000
Meeting Expenses	2,500
Committee Expenses	1,000
Copy/Postage/Office Supplies	7,500
Architectural Inspections	1,000
Flags (Golf Course)	1,300
Telephone	1,200
Income Taxes	2,300
Bad Debts - Write Off	5,000
Miscellaneous Expenses	100
<b>Total Administrative Expenses</b>	<b>\$ 242,800</b>

**BATTLEMENT MESA SERVICE ASSOCIATION OPERATING FUND**

Landscape Maintenance Expenses

Landscape Maintenance	\$ 191,500
Landscape Maintenance/Tamarisk Village	4,500
Foreclosure Property Maintenance	500
Right-of-Way/Open Space Maintenance	26,000
Tree Trimming/Maintenance	8,000
Weed Management	15,500
Irrigation System Maintenance	10,000
Tamarisk Village Irrigation Maintenance	5,000
Bench Maintenance	1,000
Fence Maintenance	7,000
Waterfall Maintenance	10,000
Irrigation Water	125,000
Tamarisk Village Irrigation Water	26,000
<b>Landscape Maintenance Total</b>	<b>\$ 430,000</b>

Street/Trail Expenses

Street Light Maintenance	\$ 12,000
Street Light Utility Locates	7,000
Street Sign Maintenance	2,500
Street Light Electricity	27,000
Street Sweeping	15,000
Street Litter Pickup	12,500
Trail Litter Pickup	3,500
Trail Snow Removal	5,000
Trails Maintenance/Repairs	4,000
<b>Street/Trail Maintenance Total</b>	<b>\$ 88,500</b>

Trash Service Expenses

Trash Services	\$ 158,000
Trash Dumpster	3,000
Recycle Dumpster	23,000
<b>Trash Services Total</b>	<b>\$ 184,000</b>
<b>Total Operating Expenditures</b>	<b>\$ 945,300</b>

---



---

**BATTLEMENT MESA SERVICE ASSOCIATION RESERVE FUND**

---



---

**Reserve Fund · 2020 Budget**

Reserve Revenues

Community Reserve Assessments	\$ 30,300
Interest on Reserves	9,000
<b>Total Reserve Revenue</b>	<b>\$ 39,300</b>

Reserve Expenditures

Capital Replacement (Community Fences)	15,000
Capital Replacement (Median Landscaping)	30,000
<b>Total Reserve Expenditures</b>	<b>\$ 45,000</b>

Reserve Balance (Negative)	(\$ 5,700)
----------------------------	------------

<b>Total Remaining Reserves</b>	<b>\$ 502,900</b>
---------------------------------	-------------------

Financial Information Notes

The BMSA prepares monthly financial reports which are reviewed/approved by the Board of Directors at each respective Board of Directors meeting. Once the monthly financial report has been approved, it is posted in the financial report section of the website, [www.BattlementMesaColorado.com](http://www.BattlementMesaColorado.com).

The BMSA's financial reports are audited annually. The Audit Reports for the prior years (back to 2005) are posted online and can be found on [www.BattlementMesaColorado.com](http://www.BattlementMesaColorado.com), in the BMSA section under Financial Information, Audit Reports.

The BMSA evaluates the Association's future reserve fund needs annually as part of the annual budgeting process.

## Community Phone Numbers

---

Animal Control (Garfield County)	945-1377 x5364 <a href="http://www.garcosheriff.com">www.garcosheriff.com</a>
Battlement Mesa Golf Club	285-7274 <a href="http://www.battlementmesagolf.com">www.battlementmesagolf.com</a>
Battlement Mesa Metro District (Water-Sewer)	285-9050 <a href="http://www.bmmetrodistrict.com">www.bmmetrodistrict.com</a>
Battlement Mesa Service Association	285-9432 <a href="http://www.battlementmesacolorado.com">www.battlementmesacolorado.com</a>
CDOT (Road Conditions)	(303) 639-1111 <a href="http://www.cotrip.org">www.cotrip.org</a>
Community Counts	(866) 442-9034 <a href="http://www.communitycountscolorado.com">www.communitycountscolorado.com</a>
Covenant Protection (BMSA)	285-9432 <a href="http://www.battlementmesacolorado.com">www.battlementmesacolorado.com</a>
Emergencies (Fire, Law Enforcement, Medical)	911 <a href="http://www.garco911.org">www.garco911.org</a>
Garfield County Courthouse	945-1377 <a href="http://www.garfield-county.com">www.garfield-county.com</a>
Garfield County Libraries – Parachute Branch	285-7630 <a href="http://www.garfieldlibraries.org">www.garfieldlibraries.org</a>
Garfield County Sheriff (Non-Emergency)	945-0453 <a href="http://www.garcosheriff.com">www.garcosheriff.com</a>
Grand River Health Clinic West	285-7046 <a href="http://www.grandriverhealth.org">www.grandriverhealth.org</a>
Grand Valley Fire Protection District (Non-Emergency)	285-9119 <a href="http://www.grandvalleyfire.org">www.grandvalleyfire.org</a>
Grand Valley Recreation Center	285-9480 <a href="http://www.gvrc.net">www.gvrc.net</a>
Holy Cross Electric	945-5491 <a href="http://www.holycross.com">www.holycross.com</a>
KSUN Radio Station	285-2246 <a href="http://www.ksunradio.org">www.ksunradio.org</a>
Lift Up	285-7903 / 285-0221 <a href="http://www.liftup.org">www.liftup.org</a>
Mesa Vista Assisted Living Center	285-1844 <a href="http://www.seniorhousingoptions.org">www.seniorhousingoptions.org</a>
Parachute/Battlement Mesa Park & Recreation District	285-0388 <a href="http://www.parachutebattlementparkandrec.org">www.parachutebattlementparkandrec.org</a>
Post Office (Parachute)	285-7677 <a href="http://www.uspspostoffices.com/co/parachute/parachute">www.uspspostoffices.com/co/parachute/parachute</a>
School District (RE-16)	285-5700 <a href="http://www.garfield16.org">www.garfield16.org</a>
School District (RE-16) School Based Family Resource Center	285-5701 x5190
Xcel Energy	(970) 262-4092 <a href="http://www.xcelenergy.com">www.xcelenergy.com</a>



 **BATTLEMENT MESA**  
**Service Association**

401 Arroyo Drive  
Battlement Mesa, CO 81635

970.285.9432

[BMSA@BattlementMesaColorado.com](mailto:BMSA@BattlementMesaColorado.com)  
[www.BattlementMesaColorado.com](http://www.BattlementMesaColorado.com)

