



Master Homeowners Association for Green Valley Ranch

**FREQUENTLY ASKED QUESTIONS ABOUT THE COMMUNITY**

**1. What is the difference between the GVR Metropolitan District and a Homeowners Association?**

Metropolitan Districts are local governments, subdivisions of state government, that are established to provide any number of public services including water and sanitation, parks and recreation, fire protection, architectural control, safety, public infrastructure and other services as allowed by the District's Service Plan. Metropolitan Districts are typically funded by a combination of property taxes, grants, fees and charges. A Homeowners Association is a non-profit association of property owners that typically enforces residential covenants, manages common property and provides services common to the property owners. A Homeowners Association is typically funded by dues, fees and penalty charges. The functions and services that a metropolitan district can provide are significantly greater than those that a homeowners association can provide.

**2. Am I located in a Homeowners Association?**

In the currently developed Green Valley Ranch area, if you live south of Green Valley Ranch Boulevard you belong to the Master Homeowners Association for Green Valley Ranch, and may also belong to one of the neighborhood homeowner associations, known as sub-associations. Property owners south of Green Valley Ranch Boulevard and in subdivision filing nos. 48, 51, 52 and 58 do not belong to any homeowner associations. In the currently developed Green Valley Ranch area, if you live north of Green Valley Ranch Boulevard you do not belong to a homeowners association. The functions of a homeowners association are fulfilled by the Ebert Metropolitan District.

**3. Am I located in a Metropolitan District?**

In the currently developed Green Valley Ranch area, if you live south of Green Valley Ranch Boulevard you reside in the GVR Metropolitan District. In the currently developed Green Valley Ranch area, if you live north of Green Valley Ranch Boulevard you reside in the Ebert Metropolitan District.

**4. Do I need approval to make improvements to my home? To paint my home? To add a shed in the backyard? And if so, who do I contact?**

Yes, within the currently developed Green Valley Ranch area, all such improvements are controlled by property covenants. If you live south of Green Valley Ranch Boulevard, a set of covenants contained in the Green Book apply to all properties situated within the Master Homeowners Association for Green Valley Ranch. To request approval of any improvement or change, contact the Master Homeowners Association for Green Valley Ranch to obtain information on the application process. If you live north of Green Valley Ranch Boulevard, covenants governing the use and appearance of your property are administered by the Ebert Metropolitan District. To request approval of any improvement or change, contact the Ebert Metropolitan District to obtain information on the application process.

- 5. Which Master Homeowners Association for Green Valley Ranch Delegate District do I live in?**  
Use [this map](#) to find your address and the associated delegate district number.
- 6. How can I best volunteer to help out in my community?**  
Attend regular meetings of the Master Homeowners Association for Green Valley Ranch, the GVR Metropolitan District, the Ebert Metropolitan District and periodic community meetings hosted by departments of the City of Denver or the local Denver City Council Member. The regular meeting schedule for these entities can be found by accessing this [link](#).
- 7. I want to have a party, so are there any buildings for rent in Green Valley Ranch?**  
The GVR Community Center is being constructed and should be available in 2009. The Green Valley Ranch Recreation Center also rents community rooms.
- 8. Some street lights are out, who do I notify?**  
Call Sue Ann at the Xcel Street Lights Department: 303-571-3210.
- 9. Where is the nearest RTD Park & Ride?**  
[Airport Blvd, and 40th.](#)
- 10. Where is the Green Valley Ranch Recreation Center?**  
4890 Argonne Way.
- 11. Who do I call before I dig?**  
Call 800-922-1987.