



Updates from the Board and DRB

SPRING 2025

Greetings Grand Elk Neighbors,

Spring is here! We are eager to share what is happening as the summer season approaches, and our progress toward maintaining and enhancing our vibrant community.

Troon® Board Retreat

On April 7, the Board participated in an energizing and productive retreat with Troon leadership to kick off the season. We charted the course for offering unparalleled service and course conditions. By leveraging Troon's expertise in golf operations, agronomy, food & beverage, as well as sales and marketing, we expect to see a 14% increase in incremental rounds and total revenue of \$3M this year for the Golf Club and Grille.

Troon® Advantage Perks

With Troon Advantage, Grand Elk members enjoy reduced green fees for themselves and up to 3 guests at 200+ participating Troon courses. Visit [Troon Advantage](#) for details. Tee times can be booked from your grandelk.com member login or call the Pro Shop at 970-887-9122.

"My group recently played at the Club at Starr Pass, a stunning desert course in Tucson that's fun to play. And thanks to Troon Advantage, the green fees were at a significant savings!"

– Sallie Tippie, Grand Elk Social Chair

Pool and Spa Update

Things are happening in the pool and spa area to make it once again *the* place for summer fun! After extensive repairs to both the pool and spa, it's on track for opening on Memorial Day weekend! We will keep members posted if there are any unexpected changes.

What's new for this season?

- **Saltwater system** Saves on maintenance costs, and it's gentler on skin and eyes than a traditional chlorine system.
- **Heating system** Maintains pool temperature at 85 degrees which extends the pool season in the spring and fall, with the option to keep open year-round.
- **Pool deck area** New patio furniture.
- **Outdoor kitchen** Food & beverage service for poolside guests and golfers at the turn.
- **New Menu** The Grille is introducing a new menu starting Memorial Day weekend.

Landscaping Care of Homeowners' Property

The grass is greening up and trees are beginning to bud all around Grand Elk. The CMC crew will be onsite taking care of the GEOA common areas within the community. It's a good time to brush up on homeowners' responsibility for care of our individual property. There are guidelines for landscaping, elimination of noxious weeds, tree pruning, and more. See [Standards of Maintenance](#) for details.

Common Area Noxious Weed Control

Our community is scheduled for two applications of noxious weed control in common areas and on vacant lots. The first will occur in late May – early June, the second in late August – early September. CMC will send out a notice in advance so that you can plan for keeping pets safe.

Planning for the Future

Our workgroup completed a review of the reserve studies provided by Association Reserves for both the GEOA and the Golf Club. Along with boots-on-the ground expertise from workgroup members, we're incorporating reserve study recommendations into a 5-year plan. This plan identifies capital projects for repair and maintenance of our existing infrastructure. It will be reviewed quarterly so that we can be nimble as situations change.

Our roads and drainage system are two major areas that need a more thorough assessment of the actual condition of these components. We've enlisted experts in both areas to help us better understand what investments are necessary over the next several years. More details will be shared at the Annual Membership Meeting in September. In the meantime, road maintenance efforts will focus on repairs and crack sealing this summer.

Design Review Board Update *by Matt Hall, DRB Member*

As a reminder, all new construction, property modifications and landscaping changes must be reviewed by the DRB to ensure that they maintain and enhance the beauty and vitality of our wonderful Grand Elk community.

Year to date we've reviewed 23 projects. This is less than usual but shows continued activity in Grand Elk. Many requests are approved in the first review meeting. These requests follow the DRB procedures and provide a clear understanding of the request. Sketches, marked up photos or renderings, along with details of materials to be used really help us review your application quickly. The DRB typically meets every other Tuesday to review submitted projects.

In 2025, we are also looking at how we can make the process easier for you and for us. We are evaluating the use of a new online portal that is part of the SmartWebs portal you use to manage your Grand Elk HOA payments. Our goal is to make the process easier to understand and to provide more transparency. Look out for more updates in the coming months. For now, please continue to go to [DRB Forms](#) to find the guidelines and regulations that we use to evaluate your requests, as well as the forms to submit for your specific project. If you have any questions please reach out to DRBchair@grandelk.com or DRBreview@grandelk.com. We look forward to reviewing and working with you on your requests.

Stay Connected

Members are always welcome to attend GEOA board meetings. Dates are posted on the [community calendar](#). You may also reach out to the Board through the [website](#). Please do not reply to this email as it is an unmonitored mailbox. We're excited about the future of Grand Elk. Thanks for your support!

Grand Elk Board of Directors

Joe Press, President
Nick Sisneros, Vice President
Nick Morroni, Secretary
Paul Malone, Treasurer
Cindy Logan Baumann, At Large