



THE VINEYARDS AT VISTA SAN JUAN HOMEOWNERS ASSOCIATION I · MONTROSE, COLORADO

Nuisance Complaint Form

Formal written complaint — Nuisance Rules and Regulations, Section 9

HOW TO FILE A COMPLAINT. Complaints must be submitted in writing and include the complainant's name, unit address, and contact information; a description of the alleged condition; the date(s), time(s), and location(s) of the occurrence(s); and any available supporting documentation. Anonymous complaints may be investigated but may not result in fines without independent corroboration. C.R.S. §§ 38-33.3-209.5 and 38-33.3-302; Nuisance Rules and Regulations, Section 9.

SECTION 1 — COMPLAINANT INFORMATION

Complainant Name: _____

Unit Address (Complainant): _____

Preferred Contact (phone / email): _____

SECTION 2 — INCIDENT INFORMATION

Date(s) of Occurrence: _____

Time(s) of Occurrence: _____

Location of Nuisance / Condition: _____

Unit Address of Alleged Violator (if known): _____

SECTION 3 — NATURE OF COMPLAINT

Nuisance category — check all that apply:

- ☐ Sign / Billboard / Clothesline ☐ Unreasonable Disturbance ☐ Health Endangerment
☐ Trash / Debris ☐ Prohibited Vehicle ☐ Common Area Obstruction
☐ Other (describe below)

Description of condition (attach additional pages if needed):

Documentation attached:

- ☐ Photographs ☐ Video (no audio) ☐ Written Statements
☐ None

Do not submit an audio recording of a conversation. Section 9 explains why the Association cannot accept one.

Attempted to resolve with neighbor directly?

☐ Yes ☐ No ☐ Not comfortable doing so**SECTION 4 — COMPLAINANT ACKNOWLEDGMENT AND SIGNATURE**

I, the undersigned, submit this formal nuisance complaint pursuant to the Nuisance Rules and Regulations of The Vineyards at Vista San Juan Homeowners Association I. I understand that anonymous complaints may not result in fines without independent corroboration, and that my identity may be disclosed to the alleged violator as necessary to afford them their right to notice and a hearing under CCIOA.

By signing below, I confirm that the information provided is accurate and complete to the best of my knowledge and that I understand filing a false complaint may itself constitute a violation of Association Rules and Regulations.

Complainant Signature: _____

Printed Name: _____

Date: _____

You may leave the Complainant Name field blank to submit anonymously — see the corroboration note above.

HOW TO RETURN THIS FORM**By Mail:**

The Vineyards at Vista San Juan HOA I
San Juan Bookkeeping
P.O. Box 966
Montrose, CO 81402

By Email:

thevineyardshoa1@gmail.com

In Person:

San Juan Bookkeeping
318 7th Street
Montrose, CO 81401

Questions? Contact thevineyardshoa1@gmail.com

ASSOCIATION USE ONLY

Date Received: _____

Complaint #: _____

Health / Safety Violation:

☐ Yes (72-hr cure) ☐ No (30-day cure)

Notice of Violation Sent:

☐ Yes Date: _____ ☐ NoFirst Cure Period
Expires: _____Inspection Completed (7
days): _____Second Cure Period
Expires: _____

Hearing Requested:

☐ Yes Date: _____ ☐ No

Fine Assessed:

☐ Yes Amount: \$ _____ ☐ No

Resolved:

☐ Yes Date: _____ ☐ No ☐ Referred to
Legal Counsel

Notes: _____