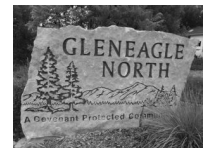


# Gleneagle North Homeowner's Association



## From Your GNHOA President

February 2024

This has been an interesting winter so far with several significant snowfalls and another one expected as I write this. As you may be aware, El Paso County will no longer plow residential streets unless there is six inches or more of snow or the route is designated as a major artery. We did see plowing on the last snowfall and many of us who have sidewalks were upset when the plows covered our cleared sidewalks when they returned to widen the cleared portion of the street. If you want to complain about the totally unnecessary widening of the plowed area beyond two traffic lanes, please see the Filing 9 entry in this newsletter.

On a positive note, we once again had a successful Christmas Lights Tour (thanks to Lisa Cole for tour coordination and Blair Dinkins for providing the refreshments) and our Filing AC representatives had a tough time choosing the top five winners in each filing. Those winners are shown elsewhere in this newsletter.

We now have responses from 43% of residents to our request for contact information. We decided to establish a database to contact residents by means other than mailing a letter and to keep our costs and your assessments down by asking if we can email the semi-annual invoices and this newsletter instead of incurring printing and mailing costs. If you haven't already done so, please go to <https://gnhoa.com/residents>. That link gives you more information about the project and has a link to the data collection form.

We haven't forgotten about the desire of many of you to address short-term rentals in our association area. At this point, we are watching to see if a bill being introduced this year in the Colorado legislature will be enacted and, if so, what the provisions will be that impact short-term rentals. The final information in the bill will reveal whether HOAs can restrict short-term rentals based on existing covenants. More to come in the May newsletter.

You will see some work in the Common area in the next month or two to repair a severe break in the underdrain. We will be selecting a contractor to have the repairs done prior to the spring rainy season. The area affected is not where we found the blockages this summer, but the damage is severe enough that a repair is needed.

As always, if you have any questions about GNHOA you can usually find the answers on our website or you can contact us at [info@gnhoa.com](mailto:info@gnhoa.com) or 719-488-5883.

John Rickman, President

Hello neighbors,

## Treasurer's Notes



The bills for the first half of 2024 were distributed in early January through mail or email based on each homeowner's billing notification preferences. January was our first billing cycle using email-based notifications through QuickBooks Online, and the transition appeared to go smoothly with minimal delivery issues. Make sure to check the Junk/Spam folder in your email application if you opted for an email bill but did not receive one. Please submit payment to GNHOA using one of the three available payment methods before the due date of March 1<sup>st</sup>. As always, you may contact me for assistance or coordination of overdue/delinquent payment plans via email at [treasurer@gnhoa.com](mailto:treasurer@gnhoa.com).

Thanks to everyone for your cooperation and feedback on recent billing efficiency and payment method improvements, and for helping GNHOA maintain a very special community!

Brian Bleike - Treasurer



Due to technical difficulties with the trolley, Adventures Out West gave us TWO jeeps with awesome drivers for our event! We were able to have more riders for the evening and those that participated said they had a great time.

We hope next year you will join in all aspects of the festivities, and we hope to see even MORE homes "lit."

*Congratulations to all the winners!*

### Filing 3

15310 Copperfield Drive · Nicholas & Brooke Pagano · \$75 MVEA credit  
15230 Copperfield Drive · Bill & Malisha Strain · \$25 to Amazon  
15210 Churchill Place · Jesse & Madeline Einfalt & Sandra Breeden · \$25 to Amazon  
15270 Copperfield Drive · Daniel & Lavonne Vagle · \$25 to Amazon  
15370 Steinbeck Lane · Robert & Diane Solomon · \$25 to Amazon

### Filing 4

15330 Holbein Drive · Rande & Debra Short · \$75 MVEA credit  
15315 Holbein Drive · Mathew & Yvette Connellan · \$25 to Amazon  
15390 Holbein Drive · David & Sandra Groll · \$25 to Amazon  
15420 Holbein Drive · Julian & Victoria Holland · \$25 to Amazon  
15390 Paddington Circle · James & Jennifer Spice · \$25 to Amazon

### Filing 8

15960 Holbein Drive · Randy King · \$75 MVEA credit  
420 Alcott Court · Matthew & Kim Shneible · \$25 to Amazon  
15425 Curwood Drive · Melissa Vollaie · \$25 to Amazon  
15515 Curwood Drive · Brandi & Nick Bergren · \$25 to Amazon  
15505 Benchley Drive · Joseph & Jennifer White · \$25 to Amazon

### Filing 9

14910 Pristine Drive · Shawn & Christina Williams · \$75 MVEA credit  
20 Wuthering Heights · Brad & Michelle Carman · \$25 to Amazon  
14630 Bermuda Dunes Way · Ronald & Joann Oveson · \$25 to Amazon  
120 Wuthering Heights · Ken & Yvonne Griffith · \$25 to Amazon  
14720 Pristine Drive · Nathan & Willianne Merrill · \$25 to Amazon



**UP NEXT**



### GNHOA Shred-It Day

April 20<sup>th</sup> · 9:00-11:00 a.m.



### GNHOA Spring Clean-Up Day

Coming soon · mid-June



### Green Thumb Awards

Coming soon · mid-June/July

We are a volunteer Board and do our best to notify all residents in a timely manner through email, on our Facebook page, and on our website, of any event changes and updates. Please always check [www.gnhoa.com](http://www.gnhoa.com) to see if there is any updated information about these events.

### GNHOA Shred-It Day

### Antelope Trails' North Parking Lot

Saturday, April 20<sup>th</sup>

9:00 a.m. - 11:00 a.m.



The annual GNHOA Shred-It Day will be on April 20<sup>th</sup>. There will be a shredding truck in the **north parking lot** of Antelope Trails Elementary School for the Gleneagle North HOA members. There is no limit to the quantity of document boxes per household. Simply drive up and watch your documents be shredded.

### Green Thumb Awards

This summer each Filing ACC will select 4 homes and present a Green Thumb Award. A temporary sign will be placed in the winners' yards and winning homeowners' names and addresses will be posted on our website and will get props in our August newsletter.



- Yards/landscaping free from all weeds
- Plant & maintain bushes, shrubs, trees
- Add color with flowers & plants
- Freshen up your aging yard's look
- Choose ecofriendly landscaping items\*  
\* Get ACC approval first!
- ALL HOA trash & fees must be up to date

### Join our private GNHOA Facebook Page



Hold your smart device camera over this QR code and follow the prompt.

Note: This page is not for business advertising and posts will be removed.



## Filing 3

Director email: [filing3@gnhoa.com](mailto:filing3@gnhoa.com)

ACC email for plan approvals: [filing3ac@gnhoa.com](mailto:filing3ac@gnhoa.com)

The county has finally resurfaced some of our worst streets, and there should be more resurfacing in the future. Anyone can make a request to the county, so please help us identify additional repairs needed to our streets. If you see potholes or other street damage in our neighborhoods, please take a minute to submit a service request to El Paso County using the link: <https://citizenconnect.elpasoco.com/#/intake/create>. After request submission, you'll receive an email with the request number for reference, along with a link to check on the status. —Bob Swedenburg

## Filing 4

Director email: [filing4@gnhoa.com](mailto:filing4@gnhoa.com)

ACC email for plan approvals: [filing4ac@gnhoa.com](mailto:filing4ac@gnhoa.com)

Greetings Filing 4 Homeowners (Jessie, Paddington, Sostrin, Holbein) We are in the heart of winter season. Be sure to shovel your sidewalk, you don't want someone to get injured on the sidewalk you are responsible for. Also, don't park your car so close to someone's mailbox that it hinders the mail carrier's delivery.

If you are thinking about the upcoming spring season, and would like to do some updates, like a low water, lower (not no) maintenance yard, please submit a plan to [filing4ac@gnhoa.com](mailto:filing4ac@gnhoa.com). Many of issues that degrade our nice neighborhood are yard maintenance. —Bill Goettlicher

## Filing 8

Director email: [filing8@gnhoa.com](mailto:filing8@gnhoa.com)

ACC email for plan approvals: [filing8ac@gnhoa.com](mailto:filing8ac@gnhoa.com)

Hello neighbors, and happy 2024! Thanks to everyone for making 2023 a great year in our filing. I want to remind residents to please try to clear sidewalks after snows as a courtesy to your neighbors and other residents and for the safety of everyone. Please see the President's message regarding plowing in the newsletter if you've had issues with plows negating your hard work clearing the sidewalk. Also, while it's great that Desiree finally got repaved, the other streets in our filing need work, too. If you see potholes or have damaged sidewalks and curbs adjacent to your property, I encourage you to put in a ticket with El Paso County Citizen Connect (<https://citizenconnect.elpasoco.com/>) to get them on their radar for repair. —Andy McNabb

## Filing 9

Director email: [filing9@gnhoa.com](mailto:filing9@gnhoa.com)

ACC email for plan approvals: [filing9ac@gnhoa.com](mailto:filing9ac@gnhoa.com)

Following the February 3<sup>rd</sup> snowfall, freshly shoveled sidewalks and driveways were snowed in again by multiple passes of snowplows. It appeared as if each plow pass, working from the middle of the road to curbside, created a growing snow berm until all was deposited on our sidewalks. I am aware of one case where snow was plowed directly onto a homeowner's sidewalk. Our GNHOA President and several other residents sent a message to Holly Williams (El Paso County Commissioner, District 1) addressing this problem. If you would like to also share your concerns with Mrs. Williams, her email address is [HollyWilliams@elpasoco.com](mailto:HollyWilliams@elpasoco.com). Stay warm! —John Horvath

## RECOGNITION

The GNHOA Board of Directors has instituted a Good Neighbor Recognition Program. Any homeowner can nominate a neighbor who has done a good deed in their neighborhood by sending a note to any board member or to [info@gnhoa.com](mailto:info@gnhoa.com). The Good Neighbor will then be recognized in the next GNHOA Newsletter.

### FOR THIS FEBRUARY EDITION, THE BOARD RECOGNIZES TWO GOOD NEIGHBORS:

**Bill Wendland** of Seagull Circle was nominated by several neighbors who said: Bill is awesome! Not only does he loan his tools to his neighbors; he helped move appliances in my home when my kitchen was being remodeled; he gave my mom a doorbell and helped fix our basement door; he calls the county consistently to remind them several streets need resurfacing and was able to get the street sweeper on our street to clean up loose gravel. He is always outside working to keep his home maintained, supports our elementary school children in bake sales, and is just a great neighbor all around! Thank you, Bill!

**Chip Cole** of Seagull Circle braced the cold to attach red and white "candy cane" garland around all the Filing 3 street signposts to spread some cheer during Christmas. Thank you, Chip!

GOOD NEIGHBORS MAKE GOOD NEIGHBORHOODS!

### Thank you, Michelle Carman, for sponsoring this quarter's newsletter!



**Michelle Carman**  
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What's my home worth?

See page 3

**RECOGNITION**

See page 3



SNOW DOUBT THESE LINKS ARE HELPFUL

<https://www.elpasoco.com/>

<https://www.codot.gov/travel/snow-removal>

<https://publicworks.elpasoco.com/road-bridge/snow-plowing/>



Thank you, Blair Dinkins  
with Colorado Team Real Estate,  
for donating hot cocoa bombs  
for all the mugs!



**Veterans United.**  
*Home Loans of Colorado Springs*

Thank you, Josh Dinkins with Veterans  
United, for donating the mugs for all the  
Holiday Light Event Jeep riders!



**GNHOA Shred-It Day**  
See page 2

Gleneagle North Homeowner's Association

**Golden Light String Winner**

See page 2

**Gleneagle North Homeowner's Association Board of Directors**  
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