

## From Your GNHOA President

November 2023

Before addressing any other issues, I would like to recognize Mark Keller for his dedicated service to GNHOA. Mark served as an At-Large Director from Filing 3 for seven years and as our Vice President for five years before stepping down from the Board of Directors. He was instrumental in accomplishing many of the upgrades in the Common Area and performed a good bit of the maintenance on his own. While Mark isn't going away and will still be a valuable asset to our community, we will miss him on the Board. We welcome Rich Johnson of Filing 4 as Mark's replacement in the At-Large Director's position. Rich was elected at the Annual Meeting held October 18<sup>th</sup>. The presentation slides and draft minutes for that meeting are on the Documents page of our web site – click on Annual Meeting Minutes in the menu on the left.

Many of you have already responded to our postcard asking you to provide your contact information for our resident database but we have heard from less than half of you. If you didn't see or have discarded the postcard, you can still provide your information to us by going to this page on the GNHOA website – <https://gnhoa.com/residents>. We will use the information you provide only when it is necessary to contact you and will not share the information outside the Board of Directors. We are also asking you to let us know if you would prefer to receive your semi-annual invoices and these newsletters by email. Doing so will reduce our mailing costs and allow us to divert those savings to other areas. If you have questions, please leave us a voicemail at **719-488-5883** or email us at [info@gnhoa.com](mailto:info@gnhoa.com).

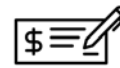
The annual awards in the Golden Light String contest will take place on the weekend of December 16<sup>th</sup> and 17<sup>th</sup>. We look forward to the displays that seem to get better each year. As always, winners will receive gift cards and the top winner in each filing will receive a credit on their electric bill. December also features the Annual Christmas Lights tour. It will be held on December 17<sup>th</sup>. Details on how to register for the tour are found elsewhere in this newsletter.

Seems that Old Man Winter is trying to make up his mind about when to start this year. With two snowfall events behind us already, it is time to remind everyone that snow should be removed from sidewalks within 24 hours after the snowfall ends and throwing that snow into the street is technically illegal. We realize that the plows sometimes undo your clearing efforts and I have already reached out to Holly Williams, our County Commissioner, to ask that she have the supervisor remind the drivers to slow down and not try to clear the roads all the way to the curb.

You will see a \$12.50 increase in your assessment on the January invoices. We finally had to increase the annual assessment by \$25 to cover our basic operational costs with maintenance of the Common Area being the primary driver. Even with the increase, we have one of the lowest operations assessments in our area, even when compared to those HOAs that do not have a Common Area to maintain.

I wish everyone an enjoyable Thanksgiving and Christmas.

John Rickman



Hello neighbors,

In the GNHOA Annual meeting in October, the financial reports from fiscal year 2022-2023, spanning Oct 1 - Sep 30, were presented along with the Board-approved budget for fiscal year 2023-2024. If you were not able to attend the meeting, please take a few minutes to review the financial reports and the meeting presentation which are posted on the GNHOA web site at <https://gnhoa.com/Documents>. I am happy to answer any homeowner questions about Association finances - just email me at [treasurer@gnhoa.com](mailto:treasurer@gnhoa.com).

The Board did approve a \$25 increase to the annual operating assessment for the new fiscal year due to higher costs in several areas. Note that the revised billing amounts for the upcoming Jan 2024 billing cycle will be \$142.75 for assessments and mandatory trash service only, or \$178.00 with the optional recycling service. Please update your scheduled payment records accordingly. For those who opted for the new email-based billing notifications starting in Jan, please allow emails from addresses [\\*gnhoa.com](mailto:gnhoa.com) and [quickbooks@notification.intuit.com](mailto:quickbooks@notification.intuit.com) in your email application to prevent our messages from being filtered as spam/junk.

Hope everyone enjoys the upcoming holidays with friends and family!  
Brian Bleike, Treasurer

SUNDAY  
December 17th  
5:00-8:00 PM

# Holiday Trolley Ride



We have the decorated Trolley again this year and we are excited to "trolley around" with you. If you haven't experienced a festive good time in a trolley taking a few moments away from busy days, then you need to hop on...after you sign up, that is: <https://www.signupgenius.com/go/9040549ABAC23A4FF2-46163365-2023>

Time slots are on a first come, first served basis and we ask that if you sign up and are unable to attend, please change your sign-up as soon as possible—this will give others the chance to participate. Each ride is usually around 20 or so minutes and will start and finish in the south parking lot of Antelope Trails (no restrooms available). At the end of the ride, there will be a little surprise for each rider to take home and enjoy.

The trolley is an open-air vehicle that gets **COLD!** If you are prepared for the chill, then it is a fabulous evening of fun. We recommend blankets, jackets, earmuffs, gloves, and festive attire. We are looking forward to seeing all the decorations around Gleneagle North as we drive through all the Filings. If you don't decorate the outside of your home, then **please consider it this year**—we know there will be a bunch of jolly people appreciating your work and the weather has given us plenty of opportunities recently.

See you soon, and don't forget to get your reservation in as soon as possible. The link above and QR Code will be emailed to those that get the GNHOA (email) Alerts, it will be on our Facebook page, and on our website.



An annual favorite of the GNHOA Community is the friendly Golden Light String contest. Our HOA consists of four Filings. A representative(s) from each of the four Filings will be checking their filing for festive and holiday cheer on December 16<sup>th</sup> and 17<sup>th</sup>.

Once the HOA representative narrows down the winning homes, the winners will be notified by a good old-fashioned knock on the door. A winning sign will be temporarily placed in their front yard so anyone driving by will know **they won**, and they will be gifted a gift card prize in person, or they will receive a credit on their electric bill.

There will be ONE top winner per Filing, AND four other winners per Filing. The four winners will receive a gift card and the TOP winner per Filing, will receive a \$75 credit on their electric bill. We are appreciative that Mountain View Electric has provided \$300 in electric bill credits!

All the winners will be mentioned in the next newsletter, on our private Facebook page, and on our website.

**Will your home be a winner?**

**Filing 3**                      **Director email:** filing3@gnhoa.com                      **ACC email for plan approvals:** filing3ac@gnhoa.com

Christmas is the most wonderful time of the year! We should all be so grateful that the homeowners in Filing 3 always display so many beautiful outdoor lights and decorations for Christmas—it adds to the joy of Christmas and makes this a wonderful place to live. Thanks! —Bob Swedenburg, Filing 3 Director

**Filing 4**                      **Director email:** filing4@gnhoa.com                      **ACC email for plan approvals:** filing4ac@gnhoa.com

Greetings Filing 4 Homeowners (Jessie, Paddington, Sostrin, Holbein)! Winter season is here. 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.

There were many well maintained yards this summer, and some newly landscaped. That makes the neighborhood a nice place to live. There were also several unmaintained yards. Rocked areas shouldn't have knee high weeds. These rock areas need maintenance also. If you would like to go with a low water, lower (not no) maintenance yard, please submit a plan to [filing4ac@gnhoa.com](mailto:filing4ac@gnhoa.com). You can't just leave your yard unmaintained. The vast majority of issues the HOA deals with is yard maintenance. As a reminder, please refer to the website: <https://gnhoa.com> and navigate to - Documents/Bylaws and Rules/Rule for Enforcement of Covenants -for the procedure for violation resolution. Have a merry and safe holiday season!

**Filing 8**                      **Director email:** filing8@gnhoa.com                      **ACC email for plan approvals:** filing8ac@gnhoa.com

Hello neighbors! Winter seems to be here, and this is an excellent opportunity to get things cleaned up and organized before the snow starts to come in full force. Part of that clean up is yard maintenance and preparing to be able remove snow from your sidewalks in a timely manner. Thank you for keeping your homes looking great and helping to keep the neighborhood attractive.

**Filing 9**                      **Director email:** filing9@gnhoa.com                      **ACC email for plan approvals:** filing9ac@gnhoa.com

I hope that each of you have an opportunity to spend time with friends and family creating new memories this Holiday Season! The GNHOA Annual Christmas Lights tour may be a new memory candidate. Wishing everyone all the best this Holiday Season. —John, At-Large Director Filing 9

**Be aware!**



- Bring packages in right away
- Ask a neighbor to hold your packages
- Take advantage of package tracking
- Use delivery lockers
- Purchase a mailbox sensor

**Be smart!**

**Be vigilant!**



**Look out for others!**

- Make it clear you have a home security system
- Require signature on delivery
- Have a porch lockbox
- Install a video doorbell
- Double check garage is closed & all doors locked



# GOOD NEIGHBOR RECOGNITION PROGRAM

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 edition, the Board recognizes two Good Neighbors. **Cynthia Banner** of Churchill Place worked tirelessly for four years talking to, writing to, and visiting the county Department of Public Works and our County Commissioner about getting Churchill Place resurfaced, and it has finally happened! This change benefits the entire neighborhood! Thank you, Cynthia!

Second, we would like to thank **Bonnie Burckel**, and her elves, **Cynthia Banner**, and **Kathryn Salem** of Churchill Place. Bonnie recently organized a neighborhood clean-up project helping to weed a neighbor's lawn on the corner when the owner was unable and overwhelmed with the task. Thank you to all that helped the neighbor!

Thank you, Bonnie!

**GOOD NEIGHBORS MAKE GOOD NEIGHBORHOODS!**

Gleneagle North HOA  
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Monument, CO 80132

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Return Service Requested

Thank you, Blair, for sponsoring this edition of the GHHOA newsletter  
and for the trolley ride take home treats!



*We appreciate all you do for our community!*



**Blair Dinkins**

Colorado Team Real Estate

719-357-1346

[blair@coloradoteam.com](mailto:blair@coloradoteam.com)

Gleneagle Resident | ATE Parent | HOA Board Member

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Please visit [www.gnhoa.com](http://www.gnhoa.com) for more important information.