

From Your GNHOA President

May 2023

I hope everyone has enjoyed the moisture we've received over the last few weeks without the need to shovel sidewalks. That moisture will help generate good growth for lawns - but it will also help grow weeds in our yards and enhance vegetation growth in our Common Area that will eventually dry out and become a fire risk later this year.

We have recently experienced two events in our neighborhood that indicate that we have some young folks that need to be watched more carefully. One was a small fire that was started using matches in the eastern end of the Common Area. Luckily, the fire was spotted almost immediately and was in an area where the vegetation wasn't dry, so it didn't spread quickly. If that had happened in August or September, we would have had a potential disaster. The second event was a group of young males that tore the screens off the windows on the front of a home on Pompeii Square. That act was pure vandalism of a type we haven't seen in our area. Both events demonstrate the need for additional vigilance by parents to keep our neighborhood safe and enjoyable

If you haven't already seen work in progress, we are taking out the rotting timbers along the cement path between Jessie Drive and Steinbeck Lane. The project will entail new weed barrier and additional rock. Also planned, with timing dependent on funds availability, is similar work on the path from the lower end of Jessie Drive leading to the bridge across the drainage channel.

We have been working to try to identify the source of the water causing the seepage east of the concrete path in the lower Common Area and are working with a resident engineer to implement corrective action. That area has also seen issues with basement flooding along Jessie Drive. Academy School District 20 is in the process of inspecting the underdrain system that was installed to take water from the Antelope Trails site across to an area south of Jessie Drive that hasn't been moving water to the intended site. The district has contracted with Olson Plumbing to do the inspection and we will hopefully find out soon whether there is an issue with that system or that we are simply experiencing a change in the migration path of water into our area.

GNHOA has experienced significant cost increases in every aspect of our operations. At our meeting in April, we voted to increase the 2024 annual assessment for operations by \$25, from \$50 to \$75 per year. You will see the increase on the January 2024 invoices when our annual assessments, including the assessments for projects and the stormwater repair contingency fund, will total of \$125 per year - still among the lowest in our area for associations with property to maintain. We are committed to reducing our costs wherever we can, and recently switched our association policies to American Family Insurance to avoid a budget-busting increase in premiums from our previous carrier. The newsletter sponsorship program and the upcoming resident database will allow us to save on mailing costs by sending newsletters and, eventually, invoices by email rather than snail mail.

Elsewhere in this newsletter you will find information about this year's Clean-Up Weekend on June 10-11 and the chipping day on May 20th. We had to separate the two events as the fire department is now only providing chipping support on Saturdays. Please review the restrictions on items that the fire department will accept for chipping as it is more restrictive than in the past. As always, your Board members will be supporting those activities and we always welcome resident participation.

John Rickman



Hi neighbors,

I hope everyone's Spring is off to a great start! Looking forward to seeing all of you out in the neighborhood enjoying the nicer weather and visiting at upcoming GNHOA events.

Quick reminder that the second set of semi-annual bills for 2023 will be mailed in early July — the amounts are expected to be the same as January's bill. We are currently accepting checks, scheduled online bill pay checks, and Zelle EFT (preferred) as payment methods. Additional information is available on the GNHOA website Assessments page at www.gnhoa.com/about-us/assessments.

We appreciate everyone's efforts in making on-time payments—enabling us to continue meeting financial obligations for operating expenses, maintenance, and community improvement projects.

If your account is overdue and you need assistance with setting up a payment plan due to hardship, please contact me at "treasurer@gnhoa.com".



Brian Bleike, Treasurer



Gleneagle Civic Association (GCA)
Community-Wide
Yard Sale · June 9th & 10th

This is NOT a GNHOA event, but location maps are usually posted along Gleneagle Drive.

RUFF STUFF

Please pick up AND dispose of your animal waste bags on trails, sidewalks, and roadways.



IS DOG WEE A PAIN IN YOUR GRASS?

Lawn burns are caused by the high nitrogen content in dog urine. Dog pee has a high nitrogen content because dogs are carnivorous, eat lots of protein, and the breakdown products of protein digestion passed out in the urine are high in nitrogen. When passed on a small area of lawn it acts like a massive overdose of fertilizer and 'burns' the grass. Please be considerate of neighbors trying to keep their grass green. **Direct your dog wee elsewhere.**



El Paso County has a leash law requiring dogs to be always on a leash (parks, trails...). There are several off-leash areas in parks like Fox Run. Dogs run free at Fox Run Dog Park in northern Colorado Springs.



Join our private GNHOA Facebook Group.



GNHOA Spring Clean-Up Days June 10th and 11th 9:00am - 5:00pm

GNHOA is sponsoring the Annual Spring Clean-Up for our residents again. The dates of this event are June 10th and 11th. A few things to know if you have never utilized this popular neighborhood event: there will be trash and recycle dumpsters set up in a greenway in one of the neighborhoods. The event **does not** collect tires and hazardous liquids (such as paint). There will be a METAL ONLY recycle dumpster available and large appliances can be placed in the metal recycle dumpster. The sign-up link is below, on our website, and on our Facebook page. This is a great opportunity to get service hours, but participants need to be at least 13 years old and able to help homeowners take items from vehicles to dumpsters. Closed-toed shoes appropriate for this type of work are required (weeds, dust, glass, metal, and debris will be present). As always, please check www.GNHOA.com for any event changes.

Location:

Between houses 15195 & 15185 Jessie Drive

Volunteer sign-up:

<https://www.signupgenius.com/go/9040549ABAC23A4FF2-spring>

GNHOA DRIVE-UP CHIPPING EVENT



NEW!

SATURDAY, MAY 20, 2023

8:30 AM - 1:30 PM



LOCATION Between houses 15185 & 15195 Jessie Drive
CHIPPER OPERATORS Monument Fire Protection District

ACCEPTED ITEMS

- Scrub Oak with large branches removed
- tree trunks/branches w/ stems up to 6" in diameter
- branches trimmed from tree trunks

NOT ACCEPTED AT THIS EVENT

- trunks or branches over 6" in diameter
- brush, leaves, pine needles, or grass clippings
- root balls or stumps
- construction materials, treated lumber, fence posts/signposts

Placement of items to be chipped ahead of time will not be allowed. Residents with items to be chipped will be accepted in the order of their arrival. GNHOA volunteers will provide traffic control and will assist the residents with movement of the foliage to the chipper. Please load vehicles or trailers with the large/cut ends of the trunks or branches facing out so they can be pulled and fed directly into the chipper.

Please email info@gnhoa.com for any questions.



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

Bring Out the Flowers!

Spring is here again! We'll see green grass, Colorado blue skies, and trees with leaves. Hopefully, we'll also see lots of colorful flowers in our yards. I encourage everyone to embrace horticulture and plant lots of colorful flowers in your outdoor pots and gardens for all to enjoy this summer. —Bob Swedenburg, Filing 3 Director

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

Greetings Filing 4. Hope you are having a good spring. Just a quick reminder to please submit plans for any big exterior landscape projects or items related to your house like painting, roof or sheds—these fall under architectural control. If you are reading this and are a renter, your yard needs to be maintained. The property still falls under the covenant requirements. Filing 4 includes Paddington, Holbein (the part west of Desiree), Sostrin, and Jessie (the part east of Gleneagle) Have a great summer! Filing4@gnhoa.com —Bill
For architectural control issues contact Tim at Filing4ac@gnhoacom

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

Hello neighbors, we hope you are all doing well now that Spring has arrived; that being said, please get your yards ready and looking good. As a reminder, trash cans need to be stored in the garage or otherwise out of sight from the road and your neighbors. Finally, the ACC can always use some additional volunteer help. If you are interested in helping, please contact us at the email address above. Thanks! Andy

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

It is always great seeing what Filing 9 homeowners have in store for the Green Thumb Awards. Good Luck!

GREEN THUMB AWARDS

JULY 10th – July 16th

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

We appreciate volunteer help with events and with ACC positions. If you have some time, we would appreciate you. Please check out opportunities for signing up for the Clean-Up Day or message info@gnhoa.com to join an ACC position.



We are a volunteer Board and we 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 to see if there is any updated information about these events.

Thank you, Blair Dinkins, for sponsoring this quarter's newsletter.



Blair Dinkins

719-357-1346

blair@coloradoteam.com

Gleneagle Resident | GNHOA Board Member | ATE Parent

List with me and receive a free full house clean!

Buy with me and receive a free appraisal!

Sellers | Buyers | Investors | Probate



- yards free from all weeds
- landscaping free from all weeds
- maintain bushes, shrubs, trees
- add color with flowers & plants
- freshen up your aging yard's look
- ecofriendly yard landscaping*
- * get ACC approval first!)
- ALL HOA fees must be up to date

Gleneagle North HOA
Post Office Box 1922
Monument, CO 80132

PRESORTED
STANDARD
U.S. POSTAGE
PAID
MONUMENT, CO
80132
PERMIT NO. 57



Return Service Requested



Look Inside !

DRIVE-UP CHIPPING EVENT
SATURDAY, MAY 20th
8:30 AM - 1:30 PM

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GREEN THUMB JUDGING

July 10th - 16th See page 3



June 9th and 10th

See page 3



See page 2

GNHOA Spring Clean-Up Day

exp
REALTY

Blair Dinkins · (719) 357-1346
BLAIR@COLORADOTEAM.COM

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Please visit www.gnhoa.com for more important information.