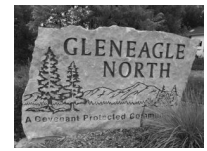


# Gleneagle North Homeowner's Association



## From Your GNHOA President

**September 2024**

As this is the last newsletter for our fiscal year, I will highlight some of the activities over the last twelve months. Most of our attention has been focused on maintaining our Common Area. We have done extensive work to remove dead trees and limbs throughout the area. We were able to unclog the underdrain that empties into the drainage channel and repair a break in the pipe that could have caused a significant problem in the future. We were lucky in that we didn't have too many snow events that required plowing and that freed up funds to help pay for the wet spring and summer and the extra mowing required to keep the walking trails from becoming overgrown. The drainage area between Baptist Road and Holbein Drive had deteriorated to the point of encroaching on the bordering properties so that drainage was cleaned out and rocked in to preclude further deterioration. The algae problem at Jake's Lake has continued to resist all the efforts we have attempted to control it. Be assured we are still looking at further options for next year. The walking trails saw an application of breeze (a fine gravel) in problem areas to help stabilize them in an ongoing annual maintenance effort. We are still spraying in the Common Area annually to kill the common teasel, a noxious weed that we are required to eradicate. The seeds can lay dormant for many years so this is another annual project. Lastly, by the time you read this, you should see activity to replace all the short, undersized, or steel signposts in our area and drill breakaway holes in some of the otherwise serviceable signposts so that we are back to the original 6"x6" wood signposts that meet all safety criteria.

We are continuing to work on a project to upgrade the southwest corner of the Gleneagle Drive and Jessie Drive intersection. We are currently looking at installing fencing around the utility boxes and landscaping the area along the street. The final addition will be an entrance feature as Filing 3 is the only filing that doesn't have an entry sign or monument.

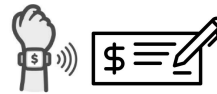
We watched the 2024 legislative session closely as a bill was introduced that would classify short-term rentals as businesses. That classification would have allowed prohibiting them under our existing covenants, but that bill died without any significant action. That means we are back to planning a covenant change effort this fall.

We have only obtained contact information for about half of our residents for our contact database. If you haven't yet provided your information, please go to <https://gnhoa.com/residents> for an explanation of why we are gathering the information, restrictions on its use, and a link to the data collection page.

Our annual Green Thumb and Golden Light String contests once again highlighted residents who go the extra mile to make their properties stand out. And the Christmas Lights Tour was again a well-attended event. Watch the December newsletter or our website Home page for the dates for this year's Golden Light String judging and the Lights Tour.

We have been extremely thankful that One Child/Bethesda has continued to provide their boardroom for our Board of Directors meetings and their conference area for our annual meetings. The 2024 Annual Meeting will be held on October 16<sup>th</sup> at 7 pm. We will discuss the covenant change effort and elect several Board of Directors positions. I hope to see you there.

Enjoy the cooler Fall weather and have a Happy Thanksgiving!  
John Rickman, President



Hi neighbors,

The end of summer not only brings great weather in our community but also the end of another GNHOA fiscal year (Sep 30) and our annual meeting. The GNHOA Board continues to carefully manage funds provided by homeowners to maintain the community, and we are still in a solid financial position despite many challenges and cost increases. More information along with the end-of-fiscal-year financial reports will be provided at the annual meeting for homeowner review.

The latest semi-annual billing cycle from Jul 2024 is almost complete, with payments due at end of Aug. If you did not receive a bill through mail or email based on your communication preferences, please contact me at [treasurer@gnhoa.com](mailto:treasurer@gnhoa.com). We encourage homeowners to take advantage of email-based billing notifications to minimize GNHOA operating expenses related to printing and mailing. So far, 33% of homeowners have opted for email billing notifications and 40% for email newsletters, below our initial goals of 50%. If you have not already done so, please submit your communication preferences for bills and newsletters through the GNHOA web page <https://gnhoa.com/residents>. The Zelle electronic payment method is also gaining traction with homeowners, with 25% choosing this option for bill payments in the last cycle. Please consider this more efficient and typically free payment method if available through your banking service provider.

Hope to see many of you at the annual meeting and other community events. Enjoy the upcoming fall weather!

Brian Bleike, Treasurer



## GREEN THUMB AWARD WINNERS



### Congratulations to this year's Green Thumb Award Winners

Thank you for your hard work and for caring for your community!

#### Filing 3

15345 Copperfield Drive, Robert & Victoria McAdams  
46 Seagull Circle, Bruce & Yvonne Overstreet  
15185 Jessie Drive, Earl & Gail Kirkwood  
15235 Jessie Drive, Mark & Karen Yoder

#### Filing 4

15559 Jessie Drive, Richard & Erlinda Heebner  
15320 Sostrin Drive, Brad & Julie Nilsen  
15530 Holbein Drive, Scott & Christine Campbell  
15270 Paddington Circle, John & Rebecca Farley

#### Filing 8

15440 Curwood Drive, Christina Baldwin  
15470 Desiree Drive, Harry & Ginger Seidel  
15735 Holbein Drive, Robert & Kiem Guffin  
15575 Curwood Drive, Trevor & Mary Miller

#### Filing 9

14740 Pristine Drive, Jay & Connie Lamdin  
14820 Pristine Drive, Dave & Chris McCloy  
14635 Bermuda Dunes Way, Stephen & Vivian Layman  
50 Wuthering Heights, Kelly Hatfield

## GNHOA Annual Meeting

Our Annual Meeting is almost here. If you have an interest in something you would like to see added to our budget or discussion, please attend the meeting and/or email [info@gnhoa.com](mailto:info@gnhoa.com). Snacks will be provided.

**Bethesda Building/One Child**  
**15475 Gleneagle, 80921**  
**Wednesday • October 16<sup>th</sup> • 7:00 PM**

## PORCH PIRATES AAAARGH OUT THERE!

AAAARGH  
YOU  
AWARE?



SINK THE PIRATES!

#### PEOPLE ARE CRUCIAL

Receive packages yourself, or ask a co-worker, retired neighbor or any adult you trust. If it's an expensive or important item, request a signature. This is extra important for people in apartment buildings.



#### KEEP PACKAGES OUT OF PUBLIC VIEW

If you or someone else is unable to receive the package, have it delivered to a location that is out of public view, such as behind a fence or planter box, or in a lock box previously installed at your home.



#### SAFE AND SECURE DELIVERY

Use tracking numbers and delivery notifications to know when packages arrive. Shipping companies allow for very specific delivery instructions letting you have packages sent to inconspicuous locations.



#### SECURITY LOCKERS

Utilize security lockers installed at major retailers so that you can pick up your packages while doing other shopping at brick and mortar stores.



#### SECURITY CAMERAS

Install security cameras at your home that record video and allow you to speak to people at your front door. Remember, these are your packages and it's up to you to make sure that they are delivered securely.



We need you to fill out this GNHOA Resident Database Form (official Board use only)



GNHOA Private Facebook Page



<b>Filing 3</b>	<b>Director email:</b> <a href="mailto:filing3@gnhoa.com">filing3@gnhoa.com</a>	<b>ACC email for plan approvals:</b> <a href="mailto:filing3ac@gnhoa.com">filing3ac@gnhoa.com</a>
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It's that time of year when it seems like the weeds are getting the best of our landscaping. **Too many weeds!** Please try your best to eradicate the unsightly weeds around your home and keep your lawn and flower beds attractive for you and all your neighbors to enjoy. Thank you! —Bob Swedenburg, Filing 3 Director

<b>Filing 4</b>	<b>Director email:</b> <a href="mailto:filing4@gnhoa.com">filing4@gnhoa.com</a>	<b>ACC email for plan approvals:</b> <a href="mailto:filing4ac@gnhoa.com">filing4ac@gnhoa.com</a>
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Greetings Filing 4 Homeowners (Jessie, Paddington, Sostrin, Holbein)

The vast majority of issues that degrade our nice neighborhood are yard maintenance, see Sections 127 and 134 of the covenants. Please maintain your property and prevent development of unsightly, unkept, weed infested conditions. That includes rocked areas. Sprayed dead weeds aren't maintenance. Your neighbors will appreciate it. Filing 4 has many properties that are in serious need of attention and are being addressed. Some are having fines levied. Fines levied by the GNHOA Board can range from \$25 to \$250 per week at the discretion of the Board.

Again, if you are thinking about the outdoor project season, and would like to do some updates, like a low water, lower (not no) maintenance yard, or re-painting (requires a sample on the house), etc. please submit a plan to [filing4ac@gnhoa.com](mailto:filing4ac@gnhoa.com). —Bill Goettlicher, Filing 4 Director

<b>Filing 8</b>	<b>Director email:</b> <a href="mailto:filing8@gnhoa.com">filing8@gnhoa.com</a>	<b>ACC email for plan approvals:</b> <a href="mailto:filing8ac@gnhoa.com">filing8ac@gnhoa.com</a>
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Greetings Neighbors! The weather over the past couple of years has led to a lot of weed and plant growth, which not only makes yard upkeep more difficult, but also increases the fuel load for potential fires. Please keep your yards looking good, which we understand is more difficult and time-consuming with all the growth. We also actively encourage residents to consider changing their landscaping to be attractive Xeriscape which lowers maintenance and water requirements. Gleneagle has seen more bears in the area in the past several weeks. Just as a reminder, please keep trash containers inside your garage until the morning of collection day to avoid attracting the bears. The covenants do require that garbage containers be stored inside, or out of sight from the street or any neighboring properties. —Andy McNabb, Filing 8 ACC

<b>Filing 9</b>	<b>Director email:</b> <a href="mailto:filing9@gnhoa.com">filing9@gnhoa.com</a>	<b>ACC email for plan approvals:</b> <a href="mailto:filing9ac@gnhoa.com">filing9ac@gnhoa.com</a>
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Congratulations Filing 9 and GNHOA Green Thumb winners. There were many good-looking and well-maintained yards in our filing. Several homeowners have shared their experience with increased water bills due to leaks, mis-programmed sprinklers, maybe even the occasional overwatering. Now may be a perfect time to design a landscaping solution that requires less water and maintenance. Remember to submit your plans to the ACC for approval.

As I close here, I hope you have/ had the opportunity to the enjoy fruits and vegetables for which Colorado is famous; Palisade Peaches, Olathe Corn, and the Pueblo Chilies. I always look forward to these at the end of our hottest months. Thank you! —John Horvath, At Large Director

small things **BIG**  
that make a difference



**KEEP YOUR  
DOG ON  
A LEASH.**

**IT IS THE  
LAW IN  
EL PASO  
COUNTY..**



**PICK  
YOUR  
WEEDS**



**PACKAGE  
THE POO  
AND  
TAKE IT  
WITH YOU.**



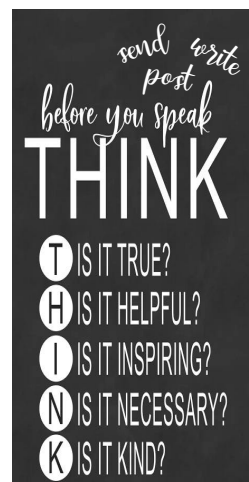
**Worry less.  
Sleep more.**

*One kind  
WORD  
can change  
SOMEONE'S  
entire day*



If your trash or recycle bin(s) do not get picked up on the usual day, Monday, please put them back out 7am-7pm **Tuesday**. If you want to be notified of a delay, please update your email at [gnhoa.com/residents](mailto:gnhoa.com/residents). The next holiday that falls on a Monday is Memorial Day 2025, but Republic WILL STILL pick up that day.

Republic Services has two routes servicing the GNHOA area. One services all of Filings 4 and 8 and all but Steinbeck Lane in filing 3. The other route does Steinbeck and Filing 9. The recycling truck services the entire area.



## RECOGNITION

We want to recognize Joe Landry at 15625 Holbein Drive. Joe was the resident who made best use of our Clean-Up Weekend and Chipping Day. He made 6-7 trips to each event with a full truckload. If he shows up for the Shred-It Day next year, he will complete the Grand Slam of our events for the residents. Way to go, Joe!