

# Gleneagle North Homeowner's Association



## From Your GNHOA President

February 2023

I hope the crazy weather hasn't caused any problems for you. On our end, we are working out issues with the new snow removal contractor and would appreciate any comments on future performance to help fine tune his efforts. We erred in not clearing the first light snowfall as it occurred when school was not in session and was less than our typical call-out amount. Our mistake was in not looking ahead after the first light snowfall as the extremely cold weather, rather than our usual warm-up, allowed that snow to freeze on some of the trails and areas of the concrete walkways. The next snowfall then didn't allow full clearing of the walkways as the snow removal ATV could only scrape off the new snow.

The groundwater seepage issue has expanded to another spot on a trail just west of Gleneagle Drive and we are now awaiting an inspection of a drain that was put in to divert water from the wetlands on which Antelope Trails Elementary was built. Since that drain hasn't been emptying any water into the area designated to replace the wetlands, we suspect there may be a blockage that is causing the water to divert into the Common Area and may also be the cause of problems some of the residents on Jessie Drive west of the school are experiencing.

The Board of Directors approved a new Rule at the February meeting that lays out ground rules for rental properties. The Rule is now posted on our website under the Documents tab. In short, the Rule cites the sections of your covenants that address appropriate property uses and then establishes rules for length and type of rentals. If you are renting your property, we would ask that you read the new Rule and, if you have any questions, contact your Filing Architectural Control Representative.

As a reminder, we are on the verge of kicking off data collection for our resident directory for use in providing newsletters, alerts, and necessary owner contacts. We want to assure you that the directory will be used exclusively by the Board of Directors. You will be receiving a notice in the mail instructing you on how to access the online form on our website. That form will ask you if you want to receive your semi-annual invoice and quarterly newsletters by email. Being able to use email for distribution will be a huge cost saver for GNHOA as it costs us over \$400 to mail each newsletter and almost \$500 to mail out each set of invoices. Those funds can be better spent on area improvements and to offset the increasing costs of operating the association, so we ask that you participate in this effort.

Upcoming activities are the annual Shred-It Day on April 1<sup>st</sup> (this is not an April Fools post) from 9 to 11 am. The annual Clean-Up Weekend dates have not yet been set. We will do the chipping of brush and tree limbs as a separate, one-day, drive-up event as that is the preferred method for the fire department. We will post the dates and times for the chipping day and Clean-Up Weekend on our website's home page as soon as the dates are confirmed.

John Rickman

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



Hello neighbors! I hope everyone's 2023 is off to a great start!

The GNHOA bills for first half of 2023 were mailed to homeowners in early January, with a due date of March 2. If you did not receive the bill, please reach out to me via email. Billing amounts remained the same as July 2022 billing cycle at \$130.25 for assessments and mandatory trash service, or \$165.50 with optional recycling service. Remember to submit or schedule payments for delivery by the due date to avoid a late charge of \$10. Payment options include check, scheduled online bill pay check, or Zelle EFT. We appreciate your timely payments to minimize the additional effort and cost associated with mailing reminder statements.

As noted in our last newsletter, the Board encourages all homeowners to review the fiscal year 2021-2022 financial reports and 2022-2023 budget presented in the October annual meeting. The presentation and financial reports are posted on the GNHOA web site at [www.gnhoa.com/documents](http://www.gnhoa.com/documents) in the Meeting Minutes and Financial Report folders.

I am happy to answer any questions from homeowners about GNHOA financial reports, billing amounts, account balances, or payment plan arrangements for overdue accounts - just email me at [treasurer@gnhoa.com](mailto:treasurer@gnhoa.com).

Brian Bleike  
Treasurer



### Filing 3

Jarett & Amy Granich, 15130 Jessie Drive • \$75 credit to MVEA electric bill  
Daniel & Lavonne Vagle, 15270 Copperfield • \$25 Amazon gift card  
Marvin & Patricia Jones, 15075 Copperfield • \$25 Amazon gift card  
Chip & Lisa Cole, 64 Seagull • \$25 Amazon gift card  
Nicholas & Brooke Pagano, 15310 Copperfield • \$25 Amazon gift card

### Filing 4

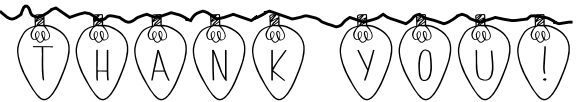
Scott & Kathy King, 15264 Paddington • \$75 credit to MVEA electric bill  
Ken & Barbara Rose, 15470 Paddington • \$25 Amazon gift card  
Bob & Ethel Kaufman, 15258 Paddington • \$25 Amazon gift card  
Jossue Molina, 15360 Holbein • \$25 Amazon gift card  
William Koch, 15370 Holbein • \$25 Amazon gift card

### Filing 8

Margaret & Thomas King, 15960 Holbein • \$75 credit to MVEA electric bill  
Michael & Donna Gaultney, 15535 Curwood • \$25 Amazon gift card  
Kelton Fuller, 15550 Benchley • \$25 Amazon gift card  
Julio & Rebecca Lopez, 801 Timbertop • \$25 Amazon gift card  
Matthew & Michele Lusby, 15845 Holbein • \$25 Amazon gift card

### Filing 9

Ron & Judy Bishop, 14710 Pristine • \$75 credit to MVEA electric bill  
Malcolm Griffith & Kathleen Harrington, 14620 Bermuda Dunes • \$25 Amazon gift card  
Bob & Valerie Ferguson, 10 Wuthering Heights • \$25 Amazon gift card  
Michael & Lindsey Kindt, 124 Wuthering Heights • \$25 Amazon gift card  
Ken & Yvonne Griffith, 120 Wuthering Heights • \$25 Amazon gift card



*Congratulations to all the winners!*

Thank you for "brightening up" the neighborhoods and for decorating your homes for the Holidays.

Our Trolley Ride was great fun, and we appreciated the festive homes we saw.

Gleneagle North Homeowner's Association

**Golden Light String Winner**

## *A few Photos from The Holiday Trolley Ride*

We sure had a great time! Look at [www.gnhoa.com](http://www.gnhoa.com) for information in the fall newsletter or in your email.



## Filing 3

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

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

Request to Not Park on Streets Overnight

I would like to ask all Filing 3 homeowners to not park on the streets overnight. Keeping our streets clear at night improves traffic safety at night without streetlights, allows the snowplows to properly do their job, gives fire trucks and ambulances space to turn and operate, creates a clean streetscape, and provides for a more pleasant neighborhood. Thanks for keeping our neighborhoods safe and beautiful. —Bob Swedenburg, Filing 3 Director

## 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. Hope you are surviving the winter. First and foremost, apologies for the condition of the open area sidewalks this winter. We lost our local homeowner that did the snow plowing and are getting a commercial outfit setup. We dropped the ball on the snowfall at Christmas time. From that point forward the sidewalks, especially the one adjacent to Filing 4, became snow packed and icy ever since. The past few days have improved the sidewalk, but there is still a fair number of dangerous areas. Thanks to the homeowners that cleared the slope from Jessie and the steps below Alcott Court. Let me know about common area maintenance concerns. I will try to get them addressed. [Filing4@gnhoa.com](mailto:Filing4@gnhoa.com) —Bill For architectural control (ACC) issues contact Tim at: [Filing4ac@gnhoa.com](mailto:Filing4ac@gnhoa.com)

## 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, we hope you are all doing well with the cold and all the winter storms. When we do get snow, please do try to clear the sidewalk in front of your home as quickly as possible to ensure the safety of your neighbors, particularly children who walk to school or the local bus stop. —Andy

## Filing 9

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

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

Punxsutawney Phil emerged from his burrow on the morning of February 2<sup>nd</sup>, saw his shadow, and declared there would be six more weeks of winter. I do not believe old Phil has ever visited Colorado this time of year. Some of us wish there were only six weeks remaining. But, in approximately 3 months, planting will begin. Now may be a good time to research water friendly landscaping solutions as you plan your Spring spruce up. —John, At-Large Director

Be in the KNOW!  
Join our private Facebook Group.  
Hold your smart phone over this  
QR code and take a photo.



Thank you, Mr. Rudolph,  
for sponsoring this quarter's newsletter.

### THE REAL ESTATE MARKET IS COMPLEX....AGAIN!



**MARK RUDOLPH**  
Your Gleneagle Neighbor  
(719) 492-3974  
[mrudolph@erashields.com](mailto:mrudolph@erashields.com)



**Shields**

### WHY TRUST YOUR HOME TO A ROOKIE REALTOR®?

With over 22 Years of experience in the Pikes Peak  
Region and Gleneagle, I have navigated the most  
difficult of Markets for 100's of clients.

*Call Me....For all Your Real Estate Needs!*

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](http://www.gnhoa.com)  
to see if there is any  
updated information  
about these events.



## NEXT UP

### GNHOA Shred-It Day

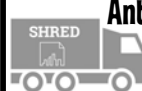
April 1, 2023 · 9:00-11:00 a.m.

### GNHOA Spring Clean-Up Day

Coming soon · mid-June

### Green Thumb Awards

Coming soon · mid-June/July



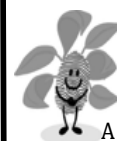
### Antelope Trails' North Parking Lot

**Saturday, April 1, 2023**

**9:00 a.m. – 11:00 a.m.**

It's that time of year again when we  
find ourselves buried in old  
paperwork that we need to shred. On  
Saturday, April FIRST, from 9:00 a.m.  
to 11:00 a.m., GNHOA will have the  
annual Shred-It Day. The portable  
shredding truck will be at the **north  
parking lot** of Antelope Trails  
Elementary School. There is no limit  
to the quantity of document boxes per  
household. Simply drive up and dump  
your documents into a barrel, then  
watch them turn your paperwork to  
shreds in less than a minute.

## 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 & winning  
homeowners' names and  
addresses will be posted on our  
website & 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

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



See page 3



Golden Light String contest



See page 2

Thank you, Blair Dinkins,  
with the Colorado Team Real Estate,  
for donating the hot cocoa bomb cups  
at the GNHOA Holiday Trolley Ride  
event in December.



HELPFUL LINKS ABOUT SNOW REMOVAL RESPONSIBILITIES  
<https://www.elpasoco.com/>  
<https://www.codot.gov/travel/snow-removal>  
<https://publicworks.elpasoco.com/road-bridge/snow-plowing/>



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