

From Your GNHOA President

February 2022

Well, we finally got a dose of Colorado Winter. The snowfall made everything look nice and white for a few days. It also revealed that many of our residents are unaware of a couple of requirements that, although they have been around for some time, haven't been widely advertised so many aren't aware of them. First, the State of Colorado requires sidewalks and driveways be cleared of snow within 24 hours of the end of the snowfall. This is especially important in our area as many of our children walk to school and there is a steady stream of folks walking for exercise, either for themselves or for their dogs. Second, El Paso County prohibits moving snow off your property into the street. That means snow on your sidewalks and driveways needs to go into your yard, not into the street. I know that brings up the issue of the snowplows throwing snow onto the sidewalks and, while I'm pretty sure no one is going to object to moving that snow back off the curb, throwing it into the middle of the street just prolongs the melting process for the traffic lanes. The County guidance does appear to allow you to clear the snow off the street in front of your driveway but asks that it not be put into a big pile that will explode when the plow hits it. Please ensure that you have someone lined up for snow removal if you are away from home.

GNHOA is gearing up for springtime activities and the information on our annual Clean-Up weekend and Shred-It Day are found elsewhere in this newsletter. Another little-known El Paso County requirement that we just discovered is that dumpsters are not allowed to be placed in the street, they must be in your driveway or yard and not blocking the sidewalk. For those who have a short driveway, it may mean a smaller dumpster than the contractor may want to use.

Our contractor is nearing the finish line on repairs to the stormwater drainage channel and lower retention pond area but won't be able to finish up until spring. We do appreciate everyone's avoidance of the areas where work is being performed. By the time you read this, the pond should be full again and ready for the ducks to return (but not the beavers).

In today's digital world, most of us are used to getting information like this newsletter delivered to our inbox. It costs us about \$1,600 per year to print and mail these newsletters—that being said, we will be developing a database of email addresses to use for newsletters and other occasional notices of importance to the community. This database will replace our Alerts program and the 258 of you who are currently signed up for Alerts will have to register again as those email addresses aren't tied to residence addresses. We will also be asking for one or more phone numbers that we can use to contact you if you need to be made aware of an issue requiring immediate attention, such as water coming out of a second-story window. The information we collect is for our internal use only and will not be provided to any outside agency. **Please watch your mail for a postcard announcing the creation of the data base and instructions for submitting your information through our website.**

John Rickman

QR code to the private
GNHOA Facebook page





Hello neighbors,

In December, GNHOA completed a new agreement for community trash and recycling services covering years 2022-2026. After reviewing proposals from several local service providers, the Board agreed that continuing our partnership with GFL Environmental was the best option. The slight increase in service costs was reflected in bills mailed to homeowners in early January. Costs and services are expected to remain the same for the duration of the five-year agreement.

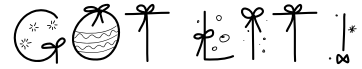
Homeowner payments for January's semi-annual billing are due by March 2. Payment methods currently accepted are checks mailed to GNHOA, scheduled payments through bank online bill pay services, and the newer Zelle EFT payment option (submit Zelle payment to "treasurer@gnhoa.com"). If you need assistance, you can reference the Assessments page (<https://gnhoa.com/About-Us/Assessments>) on GNHOA website for the latest billing details.

If you did not receive a bill in January or if you need assistance with a payment plan, please contact me at treasurer@gnhoa.com. We appreciate everyone's attention to making on-time payments and communicating about any issues.

Regards,
Brian Bleike (Treasurer)



Golden Light String Award Winners



The GNHOA Holiday Jeep Ride was a success! More than forty-five riders enjoyed "jeeping" through **all** the filings! It was cozy blankets, decorations, caroling, and hot chocolate exit packages. We hope those of you that didn't participate were still able to drive around and see the efforts that most homeowners put into decorating. We have already booked our 2022 event for December 19, 2022. Please put the date in your calendars! We are hoping to have a SignUpGenius for the ride times and to make sure all interested can pick the time that works for their family.

It is always fun and challenging to choose winners since the creativity is strong out there! Thank you to all that participated! To those that were able to "light up" their homes, we thank you! Congratulations to all the winners listed below.

First Place Winners are in **bold** and received a \$75 credit on their Mountain View Electric Association (MVEA) bill.

Filing 3

Chip & Lisa Cole · 64 Seagull Circle

Bill & Claudia Wendland · 30 Seagull Circle
Dan & Lavonne Vagle · 15270 Copperfield Drive
Jarrett & Amy Granich · 15130 Jessie Drive
Nick & Brooke Pagano · 15310 Copperfield Drive

Filing 4

Philip & Teri LaTulippe · 15470 Jessie Drive

Frank & Kristen Seagren · 15450 Jessie Drive
Robert & Cathy Roberts · 15491 Jessie Drive
Kenneth Rose & Barbara Oldham-Rose · 15470 Paddington Circle
Rafael & Kaycee Gomez · 15495 Paddington Circle

Filing 8

Adam Welfelt · 15425 Curwood Drive

Jennifer & Christopher Start · 15535 Curwood Drive
Nicholas Bergren & Brandi McElheny · 15515 Curwood Drive
Matthew & Michele Lusby · 15845 Holbein Drive
Margaret & Thomas King · 15960 Holbein Drive

Filing 9

Dennis & Sue Daugherty · 14950 Pristine Drive

Ken & Yvonne Griffith · 120 Wuthering Heights
Brad & Michelle Carman · 20 Wuthering Heights
Ron and Judy Bishop · 14710 Pristine Drive
Brian & Rebecca Cremo · 14625 Bermuda Dunes Way

GNHOA Spring Clean-Up will be here before we know it!



GNHOA is sponsoring the Annual Spring Clean-Up for our residents again and more information will be in May's Newsletter. In the past, the dates of this event have been at the end of May or in June if you want to start cleaning. 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); we usually have a METAL ONLY recycle dumpster available; large appliances can be placed in the metal recycle dumpster; Wescott Fire Station usually helps with tree/branch shredding for homeowner fire mitigation efforts. The branch shredding part takes many volunteers and SignUpGenius was successful in the past. The sign-up link will be on our website and hopefully emailed to you. Tentative dates look like the beginning of June but check www.GNHOA.com and on our private Facebook page if you would like to ask to join the group it is: **Gleneagle HOA, Colorado Springs**.

Filing 3

Director email: filing3@gnhoa.com

ACC email for plan approvals: filing3ac@gnhoa.com

No Overnight Parking on Streets!

The snowplows and I want to thank all the residents in Filing 3 for not parking on the street overnight in compliance with our covenants. Keeping our streets clear at night improves safety, allows the snowplows to properly do their job, creates a clean streetscape, and provides for a more pleasant neighborhood. -Bob Swedenburg, Director

Filing 4

Director email: filing4@gnhoa.com

ACC email for plan approvals: filing4ac@gnhoa.com

Hopefully everyone's winter is going well. In just another month or so spring will be on the calendar. With that in mind, an item that has not been an issue to date but worth bringing up as we move into warmer months, is the idea of raising chickens—this subject is getting more attention by homeowners. Under Article I Section 137 b., it would prohibit the keeping of chickens in an open free run manor. It basically states birds need to be "permanently confined indoors". Chickens are considered birds. As with anything, please consider the impact on your neighbors of your activities. -Bill Gottlicher, Director

Filing 8

Director email: filing8@gnhoa.com

ACC email for plan approvals: filing8ac@gnhoa.com

Hello neighbors! As a reminder, your architectural control committee (ACC) members are all volunteers who do not patrol the neighborhood looking for violations –we rely on residents to report issues of concern to us and then we investigate any complaints brought to our attention. We also rely on residents to request approval for projects and changes to their home and landscaping that require ACC approval. The most common projects requiring approval are roof replacements, house repainting, and major landscaping changes. Please contact us by email –the approval process is very simple and straightforward. If you ever have any questions or concerns, please do contact us. Some of you may be wondering what happened to the proposed amendment to the Filing 8 covenants regarding storage sheds. Far fewer responses were received than needed to adopt the amendment, so the effort was terminated after two rounds of notices to the residents. The restriction against storage sheds is still in force. And finally, we are always looking for more volunteers to help with ACC activities. If you are interested in helping, please contact us by email. -Andy McNabb, Director

Filing 9

Director email: filing9@gnhoa.com

ACC email for plan approvals: filing9ac@gnhoa.com

It's RUFF not having a responsible pet owner, but you can be!



Check out this website for El Paso County Ordinances:

<https://clerkandrecorder.elpasoco.com/clerk-to-the-board/el-paso-county-ordinances/>



Leash your dog: Everyone who walks their dog has the same goals for the most part: to get some exercise, have some fun, and make it home safely! Keep your pet leashed and follow the rules, please!



Scoop the Poop: Dog poop can spread disease, medications your dog takes can make their way into the ground water and waterways, and it's just plain gross when you leave your dog's poop around! Bring clean-up bags with you on all the walks you take. If you're going to be awesome and pick up your dog's poop in a bag, then don't ruin your hard work by leaving the bagged poop on the side of the trail! Sorry to burst your bubble, but those bags do not walk themselves to the trash cans.



Teach Polite Manners: Your dog can be a model citizen with coaching and practice! Consistent training can generate a polite companion that is enriching, improves a dog's mood, calms behavior, and sets the tone for a great relationship.

Shred-It Day • May 7th

All American Records Management is the company we will be using this year. Please bring your home shredding paperwork.

We have almost filled the truck in the past and this event is for GNHOA residents. This is a drive-thru process and is paid for by your GNHOA dues.

We will see you **May 7th!**

Location: North parking lot of Antelope Trails Elementary School
9:00 am – 11:00 am



The squeaky wheel doesn't always get the grease, but let's try!



We could really use your help getting Jessie Drive fixed—it is rough on vehicles, after surgery pain, ankles, legs, bicycles, motorcycles, scooters, wheelchairs, strollers...and is dangerous! *Would you please help us and make a service request?* We joke that we want to send Commissioner, Holly Williams, a shirt that says, "SAVE JESSIE DRIVE!" But let's start with more service requests: **Call:** 719-520-6460 leave a detailed message about road damage

Click: the yellow box on: <https://citizenconnect.elpasoco.com>

Call or write the Commissioner directly: (from Citizen Connect website)

Commissioner Holly Williams · 200 S. Cascade Ave., Suite 100, Col. Spgs, CO 80903 · (719) 520-6411 · HollyWilliams@elpasoco.com

Gleneagle North HOA
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Monument, CO 80132-1922

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Return Service Requested



The path to your door,
Worn well over time,
Trode often to pour
Out troubles of mine.
We share so much joy
And happiness too,
I'm so glad to have
A neighbor like you.

Shred-It Day

Saturday, May 7th



Next Newsletter...



Spring Clean-Up
information and dates



GREEN

THUMB

AWARD

DATES

Gleneagle North Homeowner's Association Board of Directors
(719) 488-5883 · P.O. Box 1922, Monument, CO 80132 · info@gnhoa.com
Please visit www.gnhoa.com for more important information.



Gleneagle North HOA, Colorado Springs