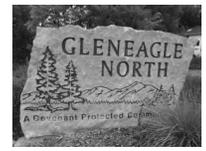


# Gleneagle North Homeowner's Association



## From Your GNHOA President

November 2022

It's been a busy quarter for GNHOA. We've seen significant project completions with the "Gleneagle Incline" at the north end of the Pristine trail and replacement of the metal and undersized signposts throughout the area. We do ask that you don't walk or ride bikes beside the steps on the Incline. The area has been seeded and will be reseeded again in the spring and any use of that seeded areas jeopardizes success.

CTL Thompson is monitoring the groundwater seepage east of the playground and walkway through the end of the year to see what effect the end of the watering season has on the water level, and then we will look at remediation efforts. We have two other projects on the books at this point. One is additional trail mix between the Incline and Pristine Drive and on the trail west of the Incline to keep those areas from becoming mudholes when it rains or snows. The second is maintenance of the walkways in the Common Area. We will remove timbers from the sidewalk running from Steinbeck Lane to Jessie Drive and lay new weed barrier. We will also replace rotted timbers on the walkway from the south end of Jessie Drive to the bridge over the drainage channel.

We have a new contractor for the mowing and general Common Area maintenance. Many of you may be familiar with Jeremy as he did much of the mowing for Gary Frith, a GNHOA resident who had the previous contract. We will also have a new contractor for snow removal. The contractor that put in the Incline purchased the ATV used by Gary and we are awaiting a bid from him. We will see an increase in price, regardless, as Gary was already on scene for the snow removal, and any new contractor will have to factor in travel time. At this point, we see no need for an increase in assessments, but we continue to see increases in costs in area maintenance as our community ages. We would like to give a big "thank You" to Gary for his dedicated support of GNHOA over many years of mowing and pushing snow, and we wish him well as he moves on to other priorities in his life.

The Annual Meeting was held in person this year and the Board wants to thank Bethesda for making their facility available for that meeting and our monthly Board meetings. The only hot topic that came out of the meeting is a concern over the emergence of short-term rentals such as Vrbo and Air BnB. A show of hands at the meeting demonstrated unanimous opposition to allowing these rentals in the GNHOA area. The Board has been working with our attorney on this issue for some time as the concern had previously reached our level and we should publish a Rule on Rental of Residences in December. That Rule will be posted to the Documents page of our website upon approval by the Board. During the meeting we welcomed At-Large Director John Horvath, a Filing 9 resident.

As we enter the Holiday Season, I will remind you that the Golden Light String judging will be on December 17<sup>th</sup> and 18<sup>th</sup> and the Holiday Lights Tour will be on the evening of December 18<sup>th</sup>. The sign-up link is in this newsletter.

I would like to thank those who have supported the Association this year and wish everyone a Merry Christmas and a Happy and Prosperous 2023.

John Rickman

Hello neighbors!

In the GNHOA annual meeting, the Board reviewed the financial results from fiscal year 2021-2022, new fiscal year 2022-2023 budget, and project funding for the upcoming year. GNHOA continues to maintain a solid financial position with regular Board reviews and adjustments to make the best use of community funds. We encourage all homeowners to review the Financial Report section of the annual meeting presentation and detailed financial reports posted on the GNHOA website at [www.gnhoa.com/documents](http://www.gnhoa.com/documents) in the Meeting Minutes and Financial Report folders.

We know that positive financial news may be difficult to find these days, so we'll try to help out with that. GNHOA assessments, trash service fees, and recycling service fees will remain the same as 2022 for the upcoming billing cycles in January and July 2023. Semi-annual billing amount will continue to be \$130.25 for assessments and mandatory trash service, or \$165.50 with optional recycling service.

I am available 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



At our Annual Board Meeting, we were approached by a community member that is also a local real estate agent. He was inquiring about the possibility of taking on the printing costs of our newsletters with the caveat that he can have a small advertising space in the newsletter. We have been approached about businesses advertising at our events before but did not consider the idea at the time.

We would like to know if there are other GNHOA residents who would be interested in sponsorship by placing ads in these newsletters. With prices rising all over, our HOA grounds continuing to need upkeep, and the Board of Directors not wanting to raise our dues right away, we would like to know if there is any additional interest in sponsorship. If so, contact us at: [info@gnhoa.com](mailto:info@gnhoa.com) or call (719) 488-5883.



If you were not aware, Tri-Lakes Fire and Donald Wescott Fire have joined forces as Monument Fire District. Visit [www.monumentfire.org](http://www.monumentfire.org) for information on community events, public notices, burn restrictions, fire weather, and even a redirected website for kids' activities. ([www.sparky.org](http://www.sparky.org))



SUNDAY  
December 18th  
5:00-7:00 PM

# Holiday Trolley Ride



We are excited to have our Holiday Trolley Ride this year! It has been in the works since last year. We hope you get in the spirit in the next few weeks and decorate your property! It makes the evening livelier and more festive when many homes get in the spirit of the season. Because of the sturdiness of the vehicle last year, we were able to see **ALL four Filings** and it was fabulous!

Because this is such a popular event, time slots are on a first come, first served basis. 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. The more the merrier, pun intended! Each ride is usually around 20 or so minutes and will start and finish in the south parking lot of Antelope Trails and there will be a little surprise for each rider to take home and enjoy.

Please **dress warmly** because the trolley is an open-air vehicle ("jeep" will be used for slicker conditions and is open-air). We suggest recommend blankets, jackets, earmuffs, gloves, and festive attire. There is **no restroom** available during this event!

You must provide a cellular phone number this year in case of any cancellations or issues. We look forward to seeing you and don't forget to get your reservation in as soon as possible. This link will be emailed to those that get the GNHOA Alerts, it will be on our Facebook page, and on our website—please be on the lookout soon!

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

Homeowners that decorate may have a chance to win a gift card. See "Golden Light String" paragraph in this newsletter.

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

We are approaching the time of the year when we celebrate some great holidays. Veterans Day, Thanksgiving, Christmas, and New Years are wonderful times to celebrate our American freedoms and blessings with friends and family. I hope we have lots of flags flying on Veterans Day and lots of colorful outdoor decorations for Christmas. We should all be so grateful that the homeowners in our community decorate their homes in celebration of American holidays. It makes this a wonderful place to live. Thanks! Bob, Filing 3 Director

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

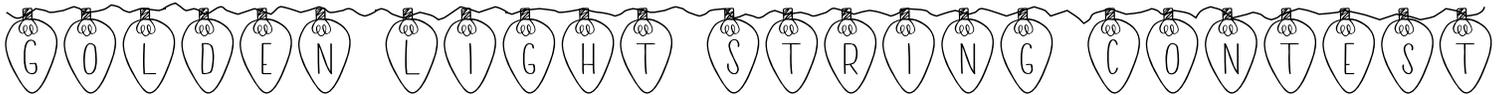
Greetings Filing 4. As we go into the winter months, just a word of thanks to the folks that worked to improve the neighborhood by keeping their yards maintained. Hopefully, those efforts will inspire others to follow suit. Water cost is increasing again, so don't hesitate to contact your GNHOA representatives with your ideas to make changes to reduce water use for your landscaping. It is a quick and easy process to get your plan for changes approved beforehand. Happy Holidays! Bill, Filing 4 Director

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

Hello neighbors! Winter is coming and we are all getting our yards and homes ready. The fall is a good opportunity to get things cleaned up and organized before the snows start to come. Part of that is yard maintenance, and one issue that is more frequent in our aging neighborhood is dying trees. Trees and shrubs that are dead or close to death need to be removed. We do have a reliable contractor that we've worked with in the past who offers discounts to HOA residents - please contact us for more information. Additionally, storing garbage and recycling bins outside has been an increasing problem recently - please keep your bins in the garage or out of sight from the street and your neighbors. Thanks for keeping your homes looking great and helping to keep the neighborhood attractive. Thanks! Andy, Filing 8 Director

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

Thank you, John Horvath, for stepping up to assist Filing 9. Happy Holidays and Happy New Year! Carroll, Filing 9 Director

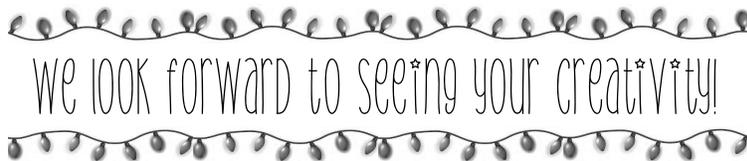


An annual favorite of the GNHOA Community is the friendly Golden Light String contest. Our HOA consists of four filings. A representative(s) from each of the four filings will be checking their filing for festive and Holiday cheer on December 17<sup>th</sup> and 18<sup>th</sup>. Once the HOA representative narrows down the winning homes, the winners will be notified by a good old-fashioned knock on your door. A winning sign will be temporarily placed in your front yard so anyone driving by will know **you won**, and you will be gifted a prize either in person or a credit on your electric bill (top winners).

We are appreciative that Mountain View Electric has, once again, provided \$300 in electric bill credits, \$75 of which will go to the TOP winner in each of the four filings. The next four winners will receive a \$25 gift card.

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

**Will your home be the next winner?**



**Be aware!**      **Be smart!**      **Be vigilant!**      **Look out for others!**

Too good not to share again and some suggestions... We are living in different times! Know your surroundings!



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



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



Gleneagle North HOA  
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Monument, CO 80132

Return Service Requested

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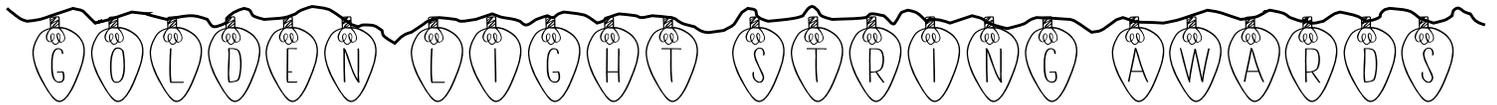
WE NEED  
YOUR INPUT

Gleneagle North Homeowner's Association  
Golden Light String Winner

HOLIDAY  
LIGHTS  
TROLLEY  
RIDE



Take a look inside!



2023  
HAPPY NEW YEAR

Gleneagle North Homeowner's Association Board of Directors  
(719) 488-5883 · Post Office Box 1922, Monument, CO 80132 · info@gnhoa.com  
Please visit [www.gnhoa.com](http://www.gnhoa.com) for more important information.