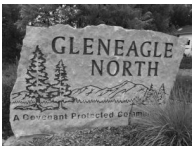


Gleneagle North Home Owners Association



Volume 21, Number 3

August 2020

From Your GNHOA President

Let me start by thanking all the residents who have made an effort to maintain their properties in an attractive manner. This was especially evident during the Green Thumb judging. While only four properties from each filing that are listed elsewhere in this newsletter were selected, the decision was very difficult this year.

While the removal of dead and dying trees by 36 homeowners participating in the tree removal program earlier this year contributed to that difficulty, it was also apparent that there are many trees left in our area that are dead or in very poor health. The success of the first program and the number of trees still requiring removal led to the Board offering the program again this summer. You should already have received a postcard announcing the program and can register by sending an email to trees@gnhoa.com with your name, address, and phone number and we will contact you to schedule an on-site survey with Treehoppers, our contractor for the program. The cost will be based on the time required to remove a tree with a one-tree equivalent cost of \$148.00 equal to 36 minutes. We will charge in full or half-tree equivalents. Your cost will be confirmed during the on-site visit and billed on your January invoices.

We have seen an increase in the number of trash and recycling containers not stored in an acceptable manner. All four filings have a requirement in their covenants requiring the containers to be stored out of sight of the street or neighboring homes, which usually means in the garage. We would appreciate your efforts to store your containers out of sight.

Lastly, we would like to thank the volunteers who made the Spring Clean-Up event possible. We filled every dumpster to the top and had to order a seventh dumpster to complete the chipping of the tremendous amount of foliage that was brought to the event. **Your time was very much appreciated!**

.....

Article on New Rule

The Board of Directors recently reviewed the GNHOA Procedure for Violations and Fines Procedure Memo that have been in existence since the association was formed. It became apparent that those two governing documents were duplicative and overly restrictive, so a single rule was drafted, subjected to legal review, and adopted at the Board meeting on August 5th. The new Rule for Enforcement of Covenants is available on our website in the Bylaws/Rules section on the Documents page. It provides additional flexibility for the Architectural Control Committee in the amount of time allowed to correct a violation and the amounts of fines that can be levied by the Board. It also provides the option of third-party mediation if the Board finds that the violation is valid and uncorrected at a hearing held after three notices to the homeowner.

John Rickman, President, Gleneagle North HOA

Service Requests



Animal/wildlife issues
Concrete repair
Crack sealing
Dead animal removal
Drainage maintenance
Grading
Guardrails
Potholes
Road painting/stripping
Snow and ice removal

Those are just a handful of items you can submit a service request for at:
citizenconnect.elpasoco.com

Treasurer's Notes



Your timely payments helps the GNHOA meet our financial obligations. Included in your July statement: HOA assessments, special assessments, trash service fees, and recycling service fees. Payments are due by end of August to avoid a late fee. If you took advantage of the GNHOA-sponsored tree removal, you will see those charges in your July statement as well. Please email Treasurer Brian Bleike (email: treasurer@gnhoa.com) with any billing questions or to discuss payment arrangements.

Volunteering Opportunities



There are volunteer opportunities for the GNHOA Architectural Control Committees (ACC) and our Board of Directors (BoD). We could use your help! The ACC and BoD help to maintain the integrity of our filings and to keep the community looking sharp.

The Northern El Paso County home value reputation relies on your property maintenance. If you have any questions about helping maintain your filing's appearance, please email: info@gnhoa.com.

Thank you for your consideration!



ANNUAL H.O.A. MEETING

Our annual HOA meeting will be held in **October**. The venue is still uncertain due to Pandemic restrictions. The date and location will be announced in a mailing and on our website. Please watch for the mailing and mark your calendars.



Storm Damage Update

As all of us are aware, we are in the process of collecting a special assessment to complete repairs to the storm water drainage system in our common area. This includes removing sediment from the lower retention pond, repairing the drainage channel, and installing several check dams to reduce washouts from future flood events. The lower retention pond will be drained (like Jake's Lake) so that a firm estimate of the cost can be obtained. We plan to have that cost (and amount of the third special assessment billing) fixed by the October annual meeting. If not, we will provide the details in a mailing and on our website and have a special meeting if needed.



NATIONAL GOOD NEIGHBOR DAY

September 28th

Be respectful and considerate.

BE MINDFUL OF YOUR PETS.

Be aware of your noise level

Keep your property and yard maintained.



"Good neighbors make great neighborhoods."



Judging for the Green Thumb Awards was concluded July 18th and 19th. Thank you for having pride and beautifying our community! There were so many to choose from, but the following filings' winners are below. Congratulations to all the winners!



Filing 3

15075 Jessie Drive
15185 Jessie Drive
15230 Bovary Court
15305 Copperfield Drive

Glenn Hoffman & Family
Earl & Gail Kirkwood
David & Brenda Begin
Don & Patricia Coram

Filing 8

15430 Benchley Drive
15575 Curwood Drive
15735 Holbein Drive
15745 Holbein Drive

Charlie & Kate Triplett
Trevor & Mary Miller
Bob & Kiem Guffin
Rob & Sue Hampson

Filing 4

15570 Holbein Drive
15495 Paddington Circle
15310 Holbein Drive
15246 Paddington Circle

Mitchell & Charlotte Hildebrandt
Rafael & Kaycee Gomez
Bennett & Kirsten Christensen
Tim & Nancy Marburger

Filing 9

14798 Pristine Drive
14820 Pristine Drive
14850 Pristine Drive
14990 Pristine Drive

Fred & Melanie Seiter
David & Chris McCloy
Jim & Rhonda Andersen
Brandon & Linda Reilly

ALL FILINGS:

As most of you know, GNHOA is run entirely by volunteers who have agreed to donate their time and energy to keeping our association functioning smoothly, our area attractive, and well-maintained. Our community is very fortunate to have minimal issues with homeowners and violations. As always, thank you for your continued help with taking care of your property! Directors and Architectural Committee members do not survey the neighborhoods looking for violations, but we do have a duty to respond when a violation is reported to us. You can do your part by following the covenants for your filing. We have made them available on our website and we ask that you become familiar with the requirements and restrictions and maintain your property accordingly.

Filing 3: filing3@gnhoa.com

Visibility of House Numbers

How does your house number look? Can it easily be seen from the street? Can emergency vehicles quickly spot your house address? Delivery vehicles? Contrast is important for good visibility. A light number on a dark background or a dark number on a light background makes for the best contrast! A black number on dark brown wood cannot be readily seen. A house number on both the house and the mailbox is probably best.

~Bob, Filing 3 Director

Filing 4: filing4@gnhoa.com

Filing 4 is looking pretty nice this summer despite the hot temps. we've had. I'm sure everyone appreciates the effort put in by other homeowners around them. Please avoid the accumulation of junk readily visible from other neighbors' homes and street. If it would help to install a 5 foot privacy fence stub extending from the side of your home send an email request to the Filing's email above. As mentioned in the President's message, there is a revised rule for Covenant enforcement. When it comes to property maintenance don't think of it in terms and rules and fines; think of it in terms of being a good neighbor and out of respect for the effort your neighbors have put in. Have a great remainder of the summer.

~Bill, Filing 4 Director

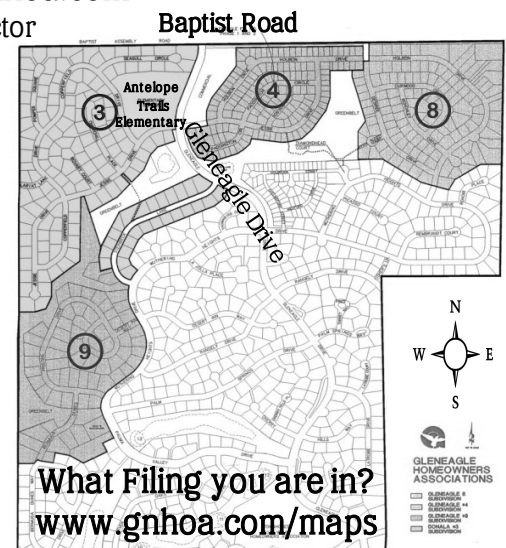
Filing 8: filing8@gnhoa.com

Greetings Neighbors! With summer here and lots of new projects going on, remember that homes and yards need to be maintained to "prevent the development of any unclean, unsightly or unkept conditions." This means watering and mowing your lawn, controlling weeds in rock and planting beds, and generally keeping a nice visual appearance for your property. Additionally, if you are planning any landscaping or architectural changes to your home or property, such as repainting or reroofing your home, then be sure to contact the Filing 8 AC representative for approval at our Filing's email above before contracting for or beginning work. Thanks!

~Andy, Filing 8 AC Director

Filing 9: filing9@gnhoa.com

~Carroll, Filing 9 Director



As mentioned before, the first tree removal program was very successful so we are offering a second round. Please register by sending an email to trees@gnhoa.com with your name, address, and phone number. We will contact you to schedule an on-site survey with Tree Hoppers, our contractor for the program. Dead tree removal is costly and this opportunity gives you a discounted group rate.

USEFUL LINKS

EL PASO COUNTY: Do you want to know what is going on with projects around the area? For more information, please visit: <https://publicworks.elpasoco.com>.

NEPCO: (Northern El Paso County Coalition of HOAs) Forty homeowner associations and businesses make up NEPCO. This collective voice provides input on matters affecting our area. www.nepco.org

CRIME PREVENTION RESOURCES:

https://www.epcsheriffsoffice.com/sites/default/files/resources/resources/CrimePreventionResources_0.pdf

OCN: (Our Community News) is produced entirely by volunteers who contribute their time and talents to help keep residents of the Tri-Lakes region informed. <https://www.ocn.me/>

Gleneagle North Homeowners Association
P.O. Box 1922
Monument, CO 80132-1922

Return Service Requested



SEPTEMBER 28TH NATIONAL GOOD NEIGHBOR DAY



SECOND TREE REMOVAL PROGRAM INFORMATION



*Green Thumb Award
winners inside.*



Gleneagle North Homeowners 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.