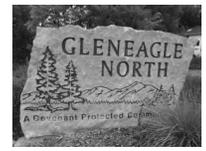


Gleneagle North Homeowner's Association



From Your GNHOA President

August 2021

I hope everyone is enjoying this roller coaster summer of record highs and monsoon downpours. Your Board of Directors has been busy repairing the playset in the toddler playground in the Common Area, orchestrating the dead tree removal program, looking for ways to combat the increasing violations of our covenants, waiting impatiently for the work to start on the stormwater drainage system repairs, and selecting the winners of the Green Thumb Awards.

The tree removal program for residents was once again successful with 28 homeowners participating. There are still enough dead trees in our area that another program may be offered later this year. Please remember that dead trees or bushes constitute an unsightly condition and must be removed.

While the annual Green Thumb Award winners (listed elsewhere in this newsletter) showcase some of the best maintained yards in our area and the rain has helped keep yards green, there are still a few homeowners who are not maintaining their yards. Poorly maintained yards decrease the appeal of our area and negatively impact home sale prices.

In the effort to reduce the number of violations, the Board and Fling ACCs are currently developing summaries of covenants for each filing that list the provisions that are most commonly violated. The summary provides a quick reference and easier reading. Look for those to arrive in the mail but they will also be posted on our website.

The vandalism to the common area playset was repaired for minimal cost by Board Members, but the big repair project for the damage to the stormwater drainage system is still on hold due to poor weather that wreaked havoc on our contractor's schedule and a medical condition that now has him sidelined until about the end of this month. We understand and sympathize with those of you who are frustrated with the lack of action and the unsightly pile of concrete that will be used to construct the check dams once the channel has been straightened. We are in contract for the work and the contractor is the same one who built the system and did the work on Jake's Lake last year. We know the end result will be quality work and his pricing is so much lower than any other bid we received that we would not have sufficient funds to do the project with another contractor without another special assessment. In the interim, we ask that you avoid the equipment and concrete and be careful walking across the retention dam as the undercut has now caused a sinkhole against the retaining wall.

Area schools will be back in session around the week of August 16. Please add more time to your commute for the safety of all. There will most likely be new families, school buses, and car lines in your path. Please be kind and add more time.

Please watch for the announcement of the October annual meeting to arrive in the mail early in September. We don't know yet whether we will hold the meeting in person or virtually or where the meeting might be held. The announcement will contain all the details and voting proxy cards and the information will be posted on our web site home page as soon as we can nail it down.

Lastly, there is currently one opening on the Board. If you are interested in becoming a Director, please email me at president@gnhoa.com

— John Rickman



GNHOA has a contract with GFL. If you would like to add recycling, it will be billed in your GNHOA semi-annual dues statement. Please leave a message to sign up for recycling services at (719) 488-5883. This is also the number to call if your recycling can is missing from delinquent HOA payments.



Labor Day is the only holiday for the rest of this year that will affect collection in the GNHOA areas. **Trash collection for Labor Day will be on Tuesday.**

Treasurer's Notes

Greetings Homeowners,



We hope everyone is having a great summer and enjoying the beautiful Colorado weather!

You are likely aware that GNHOA coordinates trash and recycling services for the community through a central contract, negotiated by the Board of Directors, with charges in your billing statements every January and July. This common service agreement has reduced homeowners' waste management costs and minimized traffic in the neighborhood with single-day pickup on Mondays for all GNHOA homes. Our current three-year service contract with GFL Environmental (originally Bestway Disposal) expires on Dec 31, 2021. We are planning to request and evaluate proposals from various local service providers in the Sep - Nov timeframe so that we have a new contract in place by end of the year. The Board is seeking two community volunteers to assist several Board members with defining service requirements and reviewing proposals from service providers. If you are interested in helping out or have feedback about service requirements, please contact us via email at info@gnhoa.com.

Note that billing statements for second half of 2021 were mailed in first week of July with payment due date of Aug 31. If you have questions about billing statements or would like to discuss payment arrangements for your account, please contact the Treasurer through email at treasurer@gnhoa.com. We appreciate your timely payments to avoid additional reminders along with related processing costs. — Regards, Brian Bleike, GNHOA Treasurer



We have great resources around our community and at our fingertips; Wescott Fire is one of them. Check out the information for families, kids, and other updates on wescottfire.org. A huge hit around our neighborhoods in December is Santa. You will hear the truck's horn blowing around the neighborhoods and may not have ever known what it was for. The Wescott volunteers, Firefighters, and Santa ride the fire truck and wave (sometimes throw candy). You can join their Facebook page or visit wescottfire.org for Santa's route in the next few months.



GNHOA Spring Clean-Up Follow Up

Another huge success this year! Thank you for participating in our event, for the volunteers, and to Wescott Firefighters for assisting us. Next year's event information will be listed on our website closer to summer 2022.



Friends of Jake's Lake

We would like to form a group of homeowners to beautify the Jake's Lake area this summer and into fall. Similar to a garden club, the group will plan, plant, and maintain flower beds around the spaces between Gleneagle Drive and the pond, and do other improvements to this community area. If interested in being a member of this group, please contact Tim Marburger at 719-232-0283 or filing4ac@gnhoa.com.



It would be great to see you in October, safely, at our GNHOA Annual Meeting. If you have interest in something you would like to see added to our budget discussion, please attend the meeting and/or email info@gnhoa.com.



FYI: parking with your driver's door nearest to the curb is a parking violation. Please ensure that you and your visitors park properly. (Vehicles facing WITH traffic.)



To those that help neighbors and the community, thank you! You are seen and appreciated! You are a blessing!



Gleneagle Drive, Copperfield Drive, and Jessie Drive will see an increase in vehicles and buses with schools starting. Please allow more time usually between the hours of 8:00-9:00 am and 3:00-4:00 pm. New families, new routines, and school-after-Covid will add more unknowns to routines. **Please** be extra patient as routines get ironed out.



Colorado Law States: Pedestrians have the right-of-way at all intersections and crosswalks.

Drivers must come to a complete stop and let the person pass safely. Colorado drivers must yield right-of-way to the pedestrian when he or she is using a crosswalk; when traffic signals are not there; and when traffic signals are not working.

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

The GNHOA's toddler playground near the bridge over the stormwater drainage corridor (between Jessie Dr. and Steinbeck Lane) has been repaired. The playhouse was damaged or vandalized earlier this summer, and repairs have been completed. Your HOA intends to add more PlaySoft mulch to the play area soon. We hope the toddlers will continue to enjoy this amenity. — Thanks, Bob Swedenburg, Filing 3 Director

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

Hello Filing 4! We hope your summer is going well. Just to remind, the streets in Filing 4 are Paddington, Sostrin, lower end of Holbein, upper end of Jessie. Thanks to all who made a good effort to keep their yards maintained and alive despite the hot weather. A quick reminder blurb to renters and the corresponding property owners. Depending on your arrangement with the property owners, if the property is not maintained or allowed to become dead and weed filled, the property owner will be the party that will be cited for the violation and face possible fines. Again, it's not Augusta National Golf Course that is expected, but common-sense, good maintenance, and being a good neighbor. — Thanks, Bill Gottlicher, Filing 4 Director

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

Hello neighbors! With summer in full swing and 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, as noted in the President's corner, we're receiving a lot more complaints about covenant violations. For our filing, most of these are related to vehicle, trailer, and RV parking. Please remember that trailers and RVs cannot be stored on your property except for inside the garage, and that cars must be parked in the driveway or garage only. More information on covenants will be mailed to residents soon. — Thanks! Andy McNabb, Filing 8 ACC

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

The Filing 9 Green Thumb competition was especially good this year. Several award winners from previous years continued to show exceptional pride in their yards. Their lawns were meticulous with a beautiful blend of flowers, rock and grass. Additionally, there were some newcomers to the annual competition. Two of them won Green Thumb Awards. It is great to see the Filing 9 yard-pride displayed in a friendly competitive manner by so many homeowners. You are going the extra mile in showing pride in your yard handiwork and making Filing 9 a great place to live. I truly wish I could give out more awards than four. — Carroll, Filing 9 Director

Congratulations to the Green Thumb Award Winners

There were some great yards out there! Thank you for sharing your pride!

Filing 3

- 15380 Copperfield Dr. (David & Shelley Kooser)
- 15385 Copperfield Dr. (Cari & Lori Prophet)
- 15245 Copperfield Dr. (Larry & Audrey Lee)
- 15215 Bovary Ct. (Timothy & Alexandra Rench)



Filing 8

- 15575 Curwood Dr. (Brad & Ruth Miller)
- 15735 Holbein Dr. (Robert Guffin)
- 15425 Curwood Dr. (Adam Welfelt)
- 15945 Holbein Dr. (Harvey & Sherrie Hamann)

Filing 9

- 14780 Pristine Dr. (John and Ellie Haddad)
- 14825 Pristine Dr. (Jack & Kathy Hug)
- 14920 Pristine Dr. (Kelly & Tammera Kennedy)
- 30 Wuthering Heights Dr. (Tom and Mary Kay Morel)



COMING UP NEXT!



El Paso County Sheriff's Office

El Paso County Sheriffs Office Dispatch Non-Emergency Line: (719) 390-5555
Resources and online reporting at: www.epcsheriffsoffice.com



• Believe it or not, **UNLOCKED vehicles overnight have been a HUGE problem!**

"More than we would like to admit... weapons, guns, and other items are being stolen from unlocked vehicles."

• Unfortunately, El Paso County is on track for leading the state again and being number one in traffic fatalities! Please help us! Drive the speed limit! Talk to the drivers in your family! Leave earlier!



These MANDATORY enforcement areas will get you an AUTOMATIC TICKET/SUMMONS:

- Baptist Road from Roller Coaster Road to Gleneagle Drive
- Furrow Road from Hwy 105 to County Line Road
- Shoup and Milam (lots of accidents here)
- Gleneagle Road from Baptist to the Struthers roundabout
- Black Forest Road to Hodgen to Burgess
- Hodgen at 83 to Vollmer
- Burgess from Milam to Vollmer



Gleneagle North Homeowner's Association
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**ANNUAL
 H.O.A. MEETING**
OCTOBER

WATCH FOR THE
 ANNUAL MEETING
 DATE ANNOUNCEMENT
 COMING SOON!



**TRASH & RECYCLE
 DATE CHANGE!**

**PLEASE
 DRIVE
 SLOWLY
 WE ♥ OUR
 CHILDREN**



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.