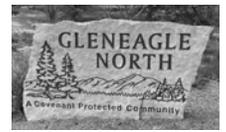


Gleneagle North Homeowner's Association



From Your GNHOA President

August 2022

I hope all of you are enjoying the summer weather. The rain has been beneficial, but it also put me behind on weed control. And, speaking of yards, the annual Green Thumb Awards competition once again saw a good competition for the four awards in each filing. There are, unfortunately, several yards throughout the GNHOA area that would be contenders for the Worst Yard Awards and are receiving covenant violation letters for failure to maintain their properties. We ask that everyone at least maintain their yards by watering, mowing, and removing weeds.

You will soon see some new signposts throughout the GNHOA area. We have awarded a contract with Work Zone Traffic Control to install new 6x6 wood posts wherever we have the metal or undersized wood posts. We've lost posts over the years, primarily to deterioration and collision, and the County has been good about replacing them quickly. The problem is that they install metal posts of different types, creating a hodgepodge of signposts. Installing the new signposts will return our area to a uniform presentation and enhance curb appeal.

Another improvement project that is being considered is placing a Filing 3 entry monument on the southwest corner of Gleneagle Drive and Jessie Drive. That filing is the only one that doesn't have an entry sign of some type identifying the filing and it will serve a double purpose by concealing the utility boxes on that corner. The project has been slowed by the need to develop a site plan for the contractor to submit as part of the permit application. That is something that is done whenever a structure is built on a lot but, because that corner is part of a large Common Area tract that has had no development, there wasn't a plan we could reference and provide to the contractor.

And, as if there wasn't enough going on, we are faced with having to find a solution for the steep hill that is the northern end of the trail east of Pristine Drive. As many of you are aware, there used to be railroad ties there forming steps but those had deteriorated to the point that we had to remove them. We had hoped to have enough fill dirt left over from the lower drainage pond and channel repair to smooth out the grade, but enough fill wasn't left over. As a result, we are exploring alternatives. Until we have found and implemented a fix, please be aware that the grade is steep enough that falls are common if you try to walk straight down the slope. Please be careful if you are using that trail.

I would like to thank those residents and Board members who supported the Annual Clean-Up Weekend. Both were well attended. We completely filled all the dumpsters again this year. Although the chipping was not available this year due to the numerous mitigation projects, we will coordinate for a single chipping day separate from the Clean-Up Weekend next year and service residents on a drive-up basis. That event and the Shred-It Day are two examples of GNHOA efforts to provide valuable services to our community.

Lastly, our Annual Meeting is fast approaching. We secured October 18th at 7:00 PM at the Bethesda Building (located at Baptist and Gleneagle). Announcements and proxy cards will be in your mailbox, mid-September, please watch for them. I hope to see you there!

John Rickman



Convenient QR code for our private GNHOA Facebook page



Our GNHOA Annual Meeting is coming. If you have an interest in something you would like to see added to our budget discussion, please attend the meeting and/or email info@gnhoa.com.
October 18, 2022 @ 7pm Bethesda Building

Treasurer's Notes



Hi neighbors - hope everyone is having an awesome summer and enjoying the great outdoors!

GNHOA is continuing to diligently manage the community's funds for operating, project, and waste management service expenses. Through careful planning and tracking, competitive bidding on services, contract negotiations, and regular Board financial reviews, we have been able to maintain a solid financial position and keep costs at or under budget even with recent inflationary pressures.

The Board greatly appreciates homeowner efforts to make timely bill payments, allowing GNHOA to meet community financial obligations. GNHOA billing statements for the second half of 2022 were mailed to homeowners in early July with payments due by end of August. Billing amounts are consistent with the January bills. If you did not receive a statement or have any questions about your bill, please contact me at treasurer@gnhoa.com for assistance.

You may be aware that GNHOA introduced Zelle as an electronic payment option for homeowners in mid-2021 to enhance convenience and reduce processing effort. We are seeing significant increases in its use for homeowner bill payments over the last few months. Zelle is supported as a free service by many banks, but it can also be used with most debit cards and the Zelle mobile app even if your bank does not offer it as an integrated service. Visit your bank's web site or zellepay.com for more information. Instructions for paying GNHOA through Zelle are included on the billing statements.

Brian Bleike
Treasurer



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



Labor Day and Christmas will affect collection in the GNHOA areas. Please set a reminder. **Trash collection for these days will be on Tuesday.**

GNHOA Spring Clean-Up

Thank you for your participation in the Spring Clean-Up Event! It was another successful event with many participants. We appreciate all that volunteered (and many spent their entire weekend helping—we can't thank you enough) your kind words as you were utilizing the event, and even some drive-by cool libations.

We always like seeing our great neighbors at these events.



Friends of Jake's Lake

We are looking for homeowners to help beautify the Jake's Lake area in a club setting. This garden club 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.



Filing 3

Director email: filing3@gnhoa.com

ACC email for plan approvals: filing3ac@gnhoa.com

Streetscapes: If you look up and down the street you live on you see the road surface, the curbs, driveways, mailboxes, lawns, flowers shrubs and trees, this is your streetscape. I'd like to encourage every homeowner to make their streetscape as beautiful as they can. Please don't park overnight on the street. Please bring in your trash containers as soon as they are emptied. Please keep your mailbox and post looking new. Please keep your lawn maintained and the shrubs, flowers and trees looking beautiful. An attractive streetscape adds value to our community. —Bob Swedenburg, Filing 3 Director

Filing 4

Director email: filing4@gnhoa.com

ACC email for plan approvals: filing4ac@gnhoa.com

Hello Filing 4 There have been some changes in the state legislature regarding HOA rules for property owners, but there is still the authority for HOA's to enforce exterior appearance of your house and yard. Please for your own sake and your neighbors and the whole area keep your property maintained and looking good. One thing that may aid in getting some cars off the street and use the garage is external storage sheds. While storage sheds are not allowed in the other three filings in GNHOA, they are allowed in Filing 4, BUT require approval as to the placement, size, material, color. They need to be maintained like your house and are subject to maintenance covenants. Remember contact your Filing 4 representative before you go buying and placing one. Lastly, if someone places lost pet signs on the street sign posts, please leave them. Those placing the signs, please remove them after a reasonable time. The GNHOA rep will take care of removing them if they are up too long. —Bill Goettlicher, Filing 4 Director

Filing 8

Director email: filing8@gnhoa.com

ACC email for plan approvals: filing8ac@gnhoa.com

Hello neighbors. It's been a busy summer with many residents undertaking home improvement projects, landscaping upgrades, and other improvements to our community. It's great to see so many investing in the neighborhood. Just remember to contact the HOA and get approval for your project before work begins for any exterior work on your property - this is a requirement in our filing covenants. **Also**, we've received many more complaints this year about residents and owners not keeping their yards and landscaping looking attractive. Problems include: lawns not mowed, landscaping filled with weeds, trash and debris in yards, and dead trees on the property. Please keep your yards looking neat and well-maintained and the HOA will continue to send out violation notices when we receive valid complaints. Property owners do have the option and are encouraged to install landscaping that requires less water and maintenance - just be sure to submit your plans to the HOA for approval. Thanks! —Andy McNabb, Filing 8 Director

Filing 9

Director email: filing9@gnhoa.com

ACC email for plan approvals: filing9@gnhoa.com

Congratulations to the Green Thumb winners. I wish I had more awards to give because so many residents do such a great job maintaining their landscaping. —Carroll Clabaugh, Filing 9 Director

Congratulations to the 2022 Green Thumb Award Winners

Thank you for your hard work and yard pride! The competition was fierce this year!



Filing 3

15435 Pompeii Square - Isaiah & Natalie Muenzberg
15120 Jessie Drive - Matthew & Krista Snyder
15185 Jessie Drive - Earl & Gail Kirkwood
15270 Copperfield Drive - Daniel & Lavonne Vagle

Filing 4

15491 Jessie Drive - Robert & Cathy Roberts
15559 Jessie Drive - Richard & Erlinda Heebner
15495 Paddington Circle - Rafael & Kaycee Gomez
15530 Holbein Drive - Scott & Christine Campbell



Filing 8

15745 Holbein Drive - Robert & Susanne Hampson
15735 Holbein Drive - Robert & Kiem Guffin
801 Timbertop Court - Julio & Rebecca Lopez
15430 Benchley Drive - Charles & Katrina Triplett

Filing 9

14635 Bermuda Dunes Way - Stephen & Vivian Layman
14645 Bermuda Dunes Way - Dave & Susan Whitlock
14980 Pristine Drive - Cliff & Julie Weber
14735 Pristine Drive - Wayne & Melinda Day



Did you see the new sidewalk construction in some places around our HOA Filings? We didn't know the work was going to be done and our HOA does not get notified of the County's work schedule. We do expect more construction in the upcoming weeks since Jessie Drive, west of Gleneagle, will be getting reconstructed.



You will see an increase in street activity with cars lining up along Copperfield the front and sides of Antelope Elementary School for drop offs, schools starting, and after school activities. Please allow more time to your drive! Usually 8:00-9:00 am and 3:00-4:15 pm are congested times. Your **extra** patience and **kindness** is appreciated!

Gleneagle North HOA
PO Box 1922
Monument, CO 80132-1922

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Return Service Requested



Good neighbors

are like

STARS

You may not always see
them, but you know

they're always there.



SAVE THE DATE



OCTOBER 18th 7PM



GFL Holiday Schedule
INSIDE!

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