

From Your GNHOA President

August 2023

I hope you are all enjoying the summer, even with the higher temperatures. By now you have probably seen the Green Thumb Award signs in the yards of those who went the extra mile in making their yards attractive. You will find their names elsewhere in this newsletter. There were many other homeowners who, although they had attractive yards, didn't rise to the level of award winner.

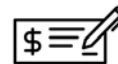
We want to thank all those who are making an effort to maintain their yards and landscaping. There are, unfortunately, increasing numbers of yards that evidence a lack of watering, mowing, weed control (**mowing weeds isn't the answer**), removal of dead trees and bushes, or other maintenance. We do understand that it has been a challenge with the wet spring and summer and our association mowing and grounds maintenance costs are already exceeding the annual budget. But that doesn't excuse not working on the issue. I know I finally had to bite the bullet and hire a lawn service to eliminate (I hope) weeds in the rock landscaping. So please take a look at your yard and see if you need to step up maintenance.

We are now ready to send out the notices of our resident database creation. You will see a postcard in the next week or so with the web site address for entry of your information. Because of the rampant spamming we are all seeing lately, the portal will only be accessible by directly entering the address in your browser. The information you provide will be used only for GNHOA business and will not be provided to anyone outside the Board of Directors and Webmaster. Two of the questions will ask if you prefer to receive the quarterly newsletters and/or semi-annual invoices by email rather than snail mail. We encourage everyone to submit their information so we can contact you immediately if an issue surfaces.

Many of you are aware of the groundwater accumulation we had in the west portion of the Common Area. We were finally able to identify the source and resolve the issue. At about the same time, a homeowner whose basement flooded several times had his perimeter drain scoped and discovered that there was water coming into his drain instead of flowing out into the underdrain that services upper Copperfield Drive, Churchill Place, and several homes on the south side of Jessie Drive before emptying into the stormwater drainage channel. There is an unsettled question of ownership of that drain as it is not part of the Donala system, but we decided to see if we could find out what was causing the backup. We had the same contractor that scoped the resident's perimeter drain investigate and discovered a blockage about twenty feet into the pipe that was apparently caused by a tree growing over the pipe. Roots had cracked and infiltrated the pipe and a six-foot long clump of roots and debris washed out when a water jet was used. That underdrain is now flowing freely and we are trying to determine who really owns the underdrain so a maintenance plan can be developed.

We hope to see you at the annual meeting on October 18th. We want to thank Bethesda once again for making their break room available for the annual meeting and their Board room for our monthly Board of Directors meeting.

John Rickman



Hi neighbors - hope everyone is enjoying the summer and the great outdoors in Colorado!

The GNHOA team continues to diligently manage community funds and related operating, project, and waste management expenses. With careful planning, contract negotiations, and prioritization of expenses, we have been able to complete several significant improvement projects over the past year including the Jessie-Pristine steps installation (aka the Gleneagle Incline), Jessie-Steinbeck walkway improvements, and most recently Jessie-Pristine pathway restoration. More community enhancements are on the way in the coming year.

GNHOA billing statements for the second half of 2023 were mailed to homeowners in early July with payments due by the end of August. Amounts for July bills are consistent with the January 2023 billing cycle. Many thanks to homeowners for making timely bill payments, allowing us to meet community financial obligations. If you did not receive a statement or have any questions about your bill, please contact me via email at treasurer@gnhoa.com.

We continue to see significant increases in use of the Zelle EFT payment method each billing cycle, reducing GNHOA processing effort and increasing convenience for homeowners. Visit your bank's web site or zellepay.com for more information about this service which is free in many situations. Instructions for paying through Zelle are included on the billing statements.

Be on the lookout for information about other billing improvements soon, including optional email-based billing notifications. —Brian Bleike, Treasurer

THANK YOU! Our volunteers and community members are appreciated! Our Clean-Up Event was a great success!



GFL Environmental has sold their local recycling and solid waste collection services and now operates as Republic Services, effective June 1, 2023. Republic Services is a committed environmental and community partner dedicated to serve you. For specific information, visit <https://www.republicservices.com/GFL-co-nm>, or call (719) 633-8709.



Gleneagle North HOA trash (and optional recycling) is billed in your semi-annual invoices. To add recycling to your home pick up, please email: info@gnhoa.com. If your HOA payment is late, so is your trash/recycling payment! For serious delinquencies, GNHOA could place a lien on your home.



Sustainability in Action

A request from the recycling truck driver: If you have a freestanding mailbox, please make sure your recycling bin is at least three feet away from your mailbox so the pick-up claw can be used without damaging your mailbox. Thank you!

GNHOA Annual Meeting

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.

Bethesda Building

15475 Gleneagle, 80921

Wednesday • October 18th • 7:00 PM

Mark Gunderman, President of the Board of Directors for the Wescott Fire District, will be our guest speaker. He will give a short talk on the status of the Wescott and Tri-Lakes Fire Department merger and explain the final steps needed to complete this merger.

STOP SIGNS are NOT suggestions!



You will see an increase in street activity with cars lining up along Copperfield and the front and sides of Antelope Trails Elementary School for morning and afternoon activities. If you go into the school's north parking lot during morning and afternoon congestion, you are asked to make a right turn and go along Copperfield UNLESS it is bad weather and snowy/icy road conditions.

Last school year many car accidents occurred on the big Copperfield hill by Pompeii Drive due to cars sliding.

Antelope Trails also asks that you keep the Copperfield curbs along the school free of parked cars between the 8:15-9:00 am and 3:30-4:15 pm times due to the congested drop off and pick up car line.



Add more time to your drive and please be extra patient and kind.



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

I want to shout-out a big THANKS to all the homeowners in Filing 3 who have kept their lawns and landscaping gorgeous this summer – keeping Gleneagle a beautiful place to live. Some have made wonderful landscape changes while following the covenants, and many others have kept their current lawns green and their flowers bright for all to enjoy. —Bob Swedenburg, Filing 3 Director

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

Greetings Filing 4 (Paddington, Jessie, Sostrin, Holbein). Several homeowners are updating and refreshing their landscaping—that helps keep the neighborhood a nice place to live. Hopefully the trend is catching. Due to the rains this year, the little bridge on the sidewalk off Jessie has had a lot of debris collect around the culverts. If anyone feels ambitious, feel free to pull some of it out and pile it on the southeast side. The south most tube needs the most help. This would help the flow to go under instead of over and make the undercutting on the west edge worse. When it cools down, I would like to move some more of the small rocks in the cavities to slow water velocity and maybe get a few bags of concrete to fill in, but not until it cools down. I weed wacked the path to Jake’s Lake so we can get to it through the chest high grass. —Bill Goettlicher

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

Greetings Neighbors! We are getting an uptick in requests for home and landscaping work in our area - which is great to see as improvements benefit the homeowner and neighborhood generally.

The weather over the past two years has led to a lot of weed and plant growth. We see this in terms of more hours spent maintaining the HOA-owned areas. On the downside, we also see more complaints about unkept and overgrown yards. Please keep your yards looking good, which we understand is more difficult and time-consuming. We also actively encourage residents to consider changing their landscaping to be attractive while lowering maintenance and water requirements.

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



Congratulations to the 2023 Green Thumb Award Winners

Thank you for your hard work and yard pride!



Filing 3

- 15555 Copperfield Drive - David & Julie Smith
- 15275 Copperfield Drive - Patrick & Sandra Lucas
- 15185 Jessie Drive - Earl & Gail Kirkwood
- 15335 Churchill Place - Cecil Murray & Linda Dube

Filing 4

- 15530 Holbein Drive - Scott & Christine Campbell
- 15559 Jessie Drive - Richard & Erlinda Heebner
- 15491 Jessie Drive - Rick & Cathy Roberts
- 15345 Jessie Drive – Michael & Christine Coon



Filing 8

- 15390 Benchley Drive - William & Maria Henry
- 15575 Curwood Drive - Trevor & Mary Miller
- 15735 Holbein Drive - Robert & Kiem Guffin
- 15880 Holbein Drive - James & Susanne Dorman

Filing 9

- 14750 Pristine Drive - Richard & Gail Kallaus
- 14990 Pristine Drive - Brendan & Linda Reilly
- 14640 Bermuda Dunes - Shad Jeseritz
- 30 Wuthering Heights - Thomas & Mary Morel



We have some new graffiti on concrete areas around our HOA. Unfortunately, the only way to cover it up is to use the eyesore paint matching the concrete it is on. If you have seen the attempt at this “cover up” on other wash areas in our HOA, you will see it does not look good! Please help us! If you see something, say something. info@gnhoa.com and call authorities right away. Thank you!

Thank you, Ed Reed, for sponsoring this quarter’s newsletter.

Mr. Reed’s Agency provides insurance for GNHOA.



THE ED C. REED AGENCY, INC.

EDWARD REED, AGENT | AMERICAN FAMILY INSURANCE

O: 719-540-8400 C: 719-491-2537 F: 855-822-2564
 4711 Opus Drive, Suite 201 · Colorado Springs, CO 80906

Gleneagle North HOA
Post Office Box 1922
Monument, CO 80132



PRESORTED
STANDARD
U.S. POSTAGE
PAID
MONUMENT, CO
80132
PERMIT NO. 57

Return Service Requested

IN THIS ISSUE



GREEN THUMB WINNERS

See page 3



See page 3



See page 2



THE ED C. REED AGENCY, INC.
EDWARD REED, AGENT | AMERICAN FAMILY INSURANCE

See page 3



See page 2

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 for more important information.