

From Your GNHOA President

December 2024

I must first apologize to those who walk upper Holbein Drive. We typically have three homes that ensure the sidewalks are clear but all of us were gone over Thanksgiving so you may have had to walk through snow until it melted. But that is a good segue into a reminder that sidewalks should be cleared within 24 hours of the snowfall ending and any snow on sidewalks or driveways can't go into the street. Snow that may be thrown on the sidewalks by plows is a different story – feel free to put it back in the street.

We had a great Annual Meeting and welcomed Earl Kirkwood to the Board of Directors. John Horvath was elected to the Filing 9 Director position and Carroll Clabaugh transitioned into the Filing 9 ACC position. Tim Marburger has stepped down from the Filing 4 ACC position, so we are looking for someone to step into that role. At the November Board meeting, all officers were reelected by acclamation, so you have me as President, John Horvath as Vice President, Brian Bleike as Treasurer, and Andy McNabb as Secretary for another year.

The Board is working on the wording for amendments to the four Filing covenants to prohibit short-term rentals. We are awaiting final approval of the wording from our lawyer and will initiate the effort to amend the covenants early in 2025. The requirement to change the covenants in each filing is a vote to change by 67% of that filing's residents. This will not be a quick and easy change and will begin with a letter to each owner with the amendment wording and an explanation of why we are undertaking the effort. Also included with the letter will be a document to submit your vote that will be required to support the outcome of the amendment process. If we do not receive enough returned votes to support either approval or rejection, a door-to-door effort will be undertaken to ensure we come to a final decision in each Filing. If you are interested in supporting the effort in any way, please either leave a message on our voice mail at 719-488-5883 or send an email to info@gnhoa.com. I know some of you have offered to help previously but we would ask that you renew your offer so we have a current list of volunteers.

We are looking forward to the Annual Golden Light String Awards again this year with judging sometime between December 13th-15th. Mountain View Electric is once again supporting the program so each Filing's top display will receive a \$75 credit on their electric bill. Also in this newsletter is the information about the annual Christmas Lights Tour, a favorite activity of residents with the tours filling up every year. Make your reservations early to ensure you can get your desired tour time.

I wish each and every one a Very Merry Christmas and a Happy and Prosperous New Year!

John Rickman
President

Hello neighbors,

I hope everyone is enjoying this holiday season and the beautiful Colorado snow with family and friends.

Thanks to all homeowners who attended the GNHOA Annual Meeting in October. The financial reports for the 2023-2024 fiscal year (Oct 1 - Sep 30) were presented along with the Board-approved budget for the 2024-2025 fiscal year. The Board continues to closely manage and monitor all expenses to make the best use of homeowner-provided funding while meeting community obligations. The reports are posted on the GNHOA web site in the Documents/Financial Reports area (<https://gnhoa.com/Documents/Financial-Report>). We encourage every homeowner to review the information and submit any questions you may have through email at info@gnhoa.com.

Good news for your budgets - there are no planned changes to GNHOA assessments, trash service fees, and recycling service fees for the upcoming year. The next set of semi-annual bills will be mailed or emailed in the first week of January. If you have not had a chance to submit your Resident Directory notification preferences, please do so before January by using the form on GNHOA's website (<https://gnhoa.com/residents>). We are currently below our 2024 cost savings goal of at least 50% email-based billing and newsletter notifications. If you prefer email notifications, please select those options to minimize GNHOA's operating expenses associated with printing and postage fees.

Happy Holidays and Merry Christmas to all!
Brian Bleike, Treasurer



Holiday Trolley Ride

SUNDAY December 15th 5:00-8:00 PM



We are excited that the Adventures Out West Trolley is set up for us. If you haven't experienced a festive good time in a trolley, then you need to sign up! Scan the QR code above with your smart device, or type out this long address: <https://www.signupgenius.com/go/9040549ABAC23A4FF2-53645640-gnhoa>

Time slots are on a first come, first served basis and we ask that if you sign up and are unable to attend, please change your sign-up right away so others have a chance to sign up. The trolley starts and stops at the south parking lot of Antelope Trails (15280 Jessie Drive) and there are **no** restrooms available. At the end of the ride there will be a little surprise for each rider to take home and enjoy.

The trolley is an open-air vehicle that gets **COLD**—colder than the jeeps last year. If you are prepared for the cold, then it is a fabulous evening of fun. We recommend blankets, jackets, earmuffs, gloves, and festive attire. We are looking forward to seeing all the decorations around Gleneagle North as we drive through. If you don't decorate the outside of your home, **please consider it this year** to make this a successful event—trust us, there will be a bunch of jolly people appreciating your efforts. The link above and QR Code will be emailed to those that get the GNHOA (email) Alerts, it will be on our Facebook page, and on our website. This event is for GNHOA Residents and their guests only.



The annual friendly Golden Light String contest is **HERE!** Our HOA consists of four Filings and a representative from each of the four Filings will be checking for festive and holiday cheer anytime between December 13th - 15th.

Once the HOA representative narrows down the winning homes, the winners will be notified by a good old-fashioned knock on the door. A winning sign will be temporarily placed in the front yard so anyone driving by will know **they won**, and they will be gifted a gift card prize in person, or they will receive a credit on electric bill.

There will be **ONE** top winner per Filing for the \$75 credit, **AND** four other gift card winners per Filing. We are appreciative that Mountain View Electric Association (MVEA) has provided the electric bill credits again!

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

Will your home be a winner?

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

Our HOA has spent a good amount of our money replacing many of our distinctive wooden signposts to get them all up to specification and looking good. The 6x6 inch distinctive wooden signposts are expensive to replace. I would like to ask our residents to keep their eyes open, and if you witness a snowplow or other vehicle knocking down a signpost, please get the license tag and note the time. Then report this info to GNHOA and we will request reimbursement to save us the expense of replacement. —Bob Swedenburg, Filing 3 Director

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

Greetings Filing 4 Homeowners (Jessie, Paddington, Sostrin, Holbein)

The majority of issues that degrade our nice neighborhood is yard maintenance, see Sections 127 and 134 of the covenants. Please maintain your property and prevent development of unsightly, unkept, weed infested conditions—this includes the rocked areas around your property. Your neighbors will appreciate it. Twenty-one properties in Filing 4 have been identified as having dead or unmaintained yards prior to the onset of winter (many have been this way for years). These properties will have 1st letters of the violations sent to them around the April time frame. A redo/maintenance plan will need to be sent to the GNHOA Filing 4 ACC within a month. Two other letters will be sent, and if no response is received, then fines of \$100 per week may be levied by the GNHOA Board.

Again, if you are thinking about the outdoor project season, and would like to do some updates, like a low water, lower (not no) maintenance yard, or re-painting (requires a sample on the house), etc. please submit a plan to filing4@gnhoa.com.

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

Hello neighbors! Winter seems to be here, and this is an excellent opportunity to get things cleaned up and organized before the snow starts to come in full force. Part of that clean up is yard maintenance and preparing to be able remove snow from your sidewalks in a timely manner. Thank you for keeping your homes looking great and helping to keep the neighborhood attractive.

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

A shout out to the families who purchased a home in Filing 9 and joined our community this year. WELCOME! As a reminder, in addition to common area maintenance and improvement actions, our Gleneagle North HOA sponsors several community activities throughout the year. Among these are a Shred-it Day, Clean-up Weekend, Chipping Day, Green Thumb awards, and the Golden Light String contest this month—hopefully all homeowners enjoy/benefit from these events. As 2024 concludes, I wish you and yours a Happy Holiday and a Prosperous New Year!

Be aware!



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

Be smart!

Be vigilant!



Pay attention!

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

Look out for others!



GLENEAGLE SPIRIT RUN



We are excited to bring back the Gleneagle Spirit Run on September 6, 2025. Please mark your calendars. We need volunteers for committees prior to the run, and we need volunteers on the day of the run. If you're interested, please email gleneaglespiritrn@gmail.com or reach out to our Director of Volunteers, Bonnie Burckel, at 719-313-2275.

GOOD NEIGHBOR RECOGNITION PROGRAM

The GNHOA Board of Directors has instituted a Good Neighbor Recognition Program. Any homeowner can nominate a neighbor who has done a good deed in their neighborhood by sending a note to any Board Member or to info@gnhoa.com. The Good Neighbor will then be recognized in the next GNHOA Newsletter.

For this edition of the newsletter, no names were sent in, but we hope you are doing great things around your neighborhood. Please submit those names to us!

GOOD NEIGHBORS MAKE GOOD NEIGHBORHOODS!



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Thank you

Thank you, Blair, for sponsoring this edition of the GHHOA newsletter!
We appreciate all you do for the Board, our neighborhood school, and for our community!



Blair Dinkins

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Please visit www.gnhoa.com for more important information.