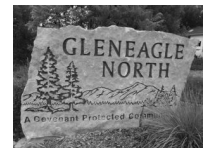


Gleneagle North Homeowner's Association



From Your GNHOA President

February 2025

By the time you read this, we should finally see that all the snow has melted and the roads are dry. I trust that everyone stayed warm and healthy through the storms. I need to reiterate that sidewalks need to be cleared no later than the day after the snow stops. While the vast majority clear their sidewalks routinely, a few still need to get on board to allow the rest of us to walk our area without the possibility of any injuries that come from slipping on uncleared sidewalks.

We had another active December with the Golden Light String contest and the Christmas Lights Tour. As always, each tour was full, and all had a great time. You can see who won the Golden Light String awards elsewhere in this newsletter. The next event on the horizon is the Shred-it Day on April 19th from 9 to 11 am in the north parking lot of Antelope Trails School—mark your calendars now. We will hold another chipping day at the annual clean-up weekend, but those dates haven't yet been set. We will post the dates on the website as soon as they are set—the dates will also be posted on our Facebook page, and in the May newsletter.

Those of you who frequent the Common Area west of Gleneagle Drive will see work between the playground and the drainage channel in the near future. We discovered that the underdrain has suffered another pipe breakage, so we have to either insert a liner or reroute the drain to discharge into the drainage channel east of the big trees whose weight and roots are causing the problems. Either option won't impact your ability to use the paths, but there will be deep trenching involved if we have to reroute the drain. We are asking you to stay away from the construction area and please ensure your children don't wander into the construction area as well.

As you will see in the Treasurer's report, Brian Bleike will be departing from the Board at the end of this year. He will not be the only one stepping down as I will end my run as President and leave the Board at the end of this year as well and John Horvath has recently resigned as the Filing 9 Director. Earl Kirkwood was elected to the Board at the Annual Meeting, and we need two new members through Board appointment in the near future to fill vacancies. If you have interest in joining the Board, either now or in 2026, please send an email to info@gnhoa.com and I will contact you to discuss the opportunity and put you in touch with other Board members as appropriate. We have had an incredibly effective Board, and it is now time for some new faces to take up the challenge of maintaining our community.

For those of you following the effort to prevent short-term rentals in our area, we have settled on the proposed covenant language and will begin the effort to inform you of the proposal and the process involved. The package you receive will include a form for you to register your approval or disapproval of the change in your filing. In past covenant change efforts, the biggest challenge has been to get residents to submit their preferences. It takes 67% of the homes in each filing to approve an amendment to the covenants, and this effort will continue until we have obtained enough responses to determine either the success or failure of the amendment in each Filing. If you haven't returned your preference and the requisite number of responses haven't been received, you can expect a knock on your door—so please respond to the initial mailing.

If you are interested in supporting the effort in your Filing, please send an email to info@gnhoa.com. I know some of you have volunteered in the past, but we are asking that you renew your willingness to assist in this effort. Our Board needs your help.

Lastly, many of you have probably seen the discussion on NextDoor about problems with other HOAs. It has been heartwarming to see some of our residents chime in with good things to say about GNHOA. We do appreciate your support.

John Rickman, President

Hi neighbors—I trust everyone is enjoying the beautiful Colorado snow and getting outside for some winter activities. With the new year, the Board has been busy with many activities including distribution of the first set of semi-annual bills to homeowners, payment processing, conducting a periodic financial review, filing federal taxes, renewing state entity registrations, and renewing insurance policies. GNHOA bills were mailed or emailed in the first week of January based on homeowner communication preferences, with no changes to billing amounts from 2024. If you have any questions about your account balance or if you did not receive a bill, please let me know by emailing treasurer@gnhoa.com. You can submit or update your communication preferences for bills and newsletters by visiting the web page <https://gnhoa.com/residents>.

After six years as the GNHOA Treasurer and At-Large Director, I have notified the Board that 2025 is expected to be my last year of serving in this role for the community. Any homeowner with interest in fulfilling these duties in the future should notify our President and me at info@gnhoa.com so we can share more information about responsibilities and commitments. We would like to identify a successor early to allow plenty of time for knowledge sharing, familiarization with processes and tools, and mentoring. —Warm regards, Brian Bleike, Treasurer



Speed limits are not suggestions!

Please have a conversation with your family about safe driving within the neighborhoods. Unfortunately, several close calls were reported to us, and although this isn't just an issue for our HOA, we feel this reminder is needed before speed traps get assigned to our area. Several communities have experienced great tragic events lately. Lives depend on your help!

Gleneagle North Homeowner's Association

Golden Light String Winner

Thank you for decorating the exterior of your homes over the 2024 Holiday Season. It was a fun time seeing your hard work and neat ideas. We hope next year you will join in all aspects of the festivities, and we are excited to see even more homes participate.

Congratulations to all the winners!

Filing 3

64 Seagull Circle · Chip & Lisa Cole · \$75 MVEA credit
15045 Copperfield Drive · Chris King & Amelie Davis · \$25 to Amazon
82 Seagull Circle · Wilmer & Jean Villacorta · \$25 to Amazon
15420 Pompeii Square · Ryan & Stephanie Silva · \$25 to Amazon
15315 Churchill Place · Sheridan Nutter & Family · \$25 to Amazon

Filing 4

15340 Holbein Drive · David & Adrienne Vigil · \$75 MVEA credit
15370 Holbein Drive · Bill & Connie Koch · \$25 to Amazon
15495 Paddington Circle · Ralph & Kaycee Gomez · \$25 to Amazon
15470 Paddington Circle · Ken Rose & Barbara Oldham-Rose · \$25 to Amazon
15450 Jessie Drive · Frank & Kristen Seagren · \$25 to Amazon

Filing 8

15960 Holbein Drive · Randy King · \$75 MVEA credit
15410 Curwood · Shawna & Daniel · \$25 to Amazon
15550 Benchley · Kelton Fuller · \$25 to Amazon
15565 Curwood · Brad & Debra Williams · \$25 to Amazon
15845 Holbein Drive · The Lusby Family · \$25 to Amazon

Filing 9

120 Wuthering Heights · Ken & Yvonne Griffith · \$75 MVEA credit
14910 Pristine Drive · Christina & Shawn Williams · \$25 to Amazon
14850 Pristine Drive · James & Rhonda Andersen · \$25 to Amazon
14625 Bermuda Dunes Way · Brian & Rebecca Cremo & Vera Stock · \$25 to Amazon
14630 Bermuda Dunes Way · Ron & Joann Oveson · \$25 to Amazon

No FOMO Here

Join our private GNHOA Facebook Page

Note: This page is not for business advertising and posts will be removed.



We Need You

Please consider helping our community stay fresh and our home values up with a simple, yet effective, position on our HOA Board. There will be several vital positions needed in the future: President, Vice President, Director / Treasurer, and at least 3 ACC positions.



GNHOA Shred-It Day

April 19th · 9:00-11:00 a.m.



GNHOA Spring Clean-Up Day

Usually mid-June



Green Thumb Awards

Usually mid-June/July

We are a volunteer Board and do our best to notify all residents in a timely manner through email, on our Facebook page, and on our website, of any event changes and updates. Please always check www.gnhoa.com to see if there is any updated information about these events.



GNHOA Shred-It Day

Antelope Trails' North Parking Lot

Saturday, April 19th

9:00 a.m. – 11:00 a.m.

There will be a shredding truck in the **north parking lot** of Antelope Trails Elementary School for the Gleneagle North HOA members. There is no limit to the quantity of document boxes/bags per household. Simply drive up with what needs to be shredded and in seconds it will be shredded. Let's fill the truck!

Green Thumb Awards

During the summer, each Filing ACC will select 4 homes and present a Green Thumb Award. A temporary sign will be placed in the winners' yards and winning homeowners' names and addresses will be posted on our website and will get props in our August newsletter.



- Yards/landscaping free from all weeds
- Plant & maintain bushes, shrubs, trees
- Add color with flowers & plants
- Freshen up your aging yard's look
- Choose ecofriendly landscaping items*
- *Get ACC approval first!
- ALL HOA trash & fees must be up to date

Filing 3

Director email: filing3@gnhoa.com

ACC email for plan approvals: filing3ac@gnhoa.com

I would like to ask all homeowners not to park on the streets overnight. Keeping our streets clear at night improves traffic safety at night without streetlights, allows the snowplows to properly do their job, gives fire trucks and ambulances space to turn and operate, creates a clean streetscape, and provides for a more pleasant neighborhood. Thanks for keeping our neighborhoods safe and beautiful. —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 vast majority of issues that degrade our nice neighborhood are yard maintenance, see Sections 127 and 134 of the covenants. Please maintain your property and prevent development of unsightly, unkept, weed infested conditions, including rocked areas. Your neighbors will appreciate it. 21 properties in Filing 4 have been identified as having dead or unmaintained yards prior to the onset of winter (many that way for years). These properties may have 1st letters of violation sent to them. A re-landscape/maintenance plan will need to be sent to the GNHOA Filing 4 Architectural Control Committee within a month. A second letter will be sent if no response is received. If still no response, a 3rd letter from the GNHOA Board will detail possible remedies including fines of \$100 per week that may be levied by the GNHOA Board.

Again, if you are thinking about the outdoor project this season, and would like to do some larger improvements, like a low water, xeriscape yard, or re-painting (requires a sample on the house), etc. please submit a plan to filing4ac@gnhoa.com and also filing4@gnhoa.com. It's a very easy process, we will try to respond quickly.

Filing 8

Director email: filing8@gnhoa.com

ACC email for plan approvals: filing8ac@gnhoa.com

Hello neighbors, hope you are doing well with all the snow we've been having. We appreciate most everyone keeping the sidewalks clear so that residents can walk dogs and children can get to the school or bus stop safely. With spring coming up, it's almost time for planning landscaping and improvement projects. Please do contact us before work to get formal approval for exterior changes to the property. Finally, I will be stepping down as our filing's ACC volunteer representative in October, so we are looking for a new volunteer to take on this task. Please contact me or the HOA if you are interested in learning more.

Filing 9

Director email: filing9@gnhoa.com

ACC email for plan approvals: filing9ac@gnhoa.com

We need volunteers! Please consider helping in this capacity.

RECOGNITION

GNHOA has 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 February edition, the Board would like to recognize the past GNHOA Board Members that recently and graciously volunteered their time.

Thank you!
Carroll Clabaugh
John Horvath
Mark Keller
Tim Marburger

Good neighbors make good neighborhoods!

SLOWER REAL ESTATE MARKET? NOT FOR MY CLIENTS!!



MARK RUDOLPH

Your Gleneagle Neighbor

(719) 492-3974

mrudolph@erashields.com



Shields

SOLD PAST 300 DAYS:

15325 Copperfield
Sellers Agent
\$799,000

437 Whistler Creek
Seller's & Buyer's
Agent
\$797,000

457 Whistler Creek
Sellers Agent
\$755,000

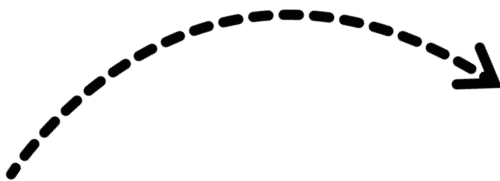
Call Me....For all Your Real Estate Needs!

Gleneagle North HOA
Post Office Box 1922
Monument, CO 80132

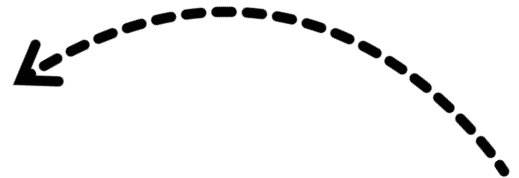


Return Service Requested

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



**CHECK
it
OUT**



Thank you, Mark Rudolph, for
sponsoring this quarter's newsletter!



MARK RUDOLPH
Your Gleneagle Neighbor
(719) 492-3974
mrudolph@erashields.com



See page 3

RECOGNITION

See page 3

Gleneagle North Homeowner's Association

Golden Light String Winner

See page 2



GNHOA Shred-It Day
See page 2



IT'S SNOW DOUBT THESE LINKS ARE HELPFUL

<https://www.elpasoco.com/>

<https://www.codot.gov/travel/snow-removal>

<https://publicworks.elpasoco.com/road-bridge/snow-plowing/>

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.