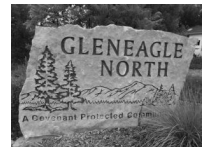


Gleneagle North Home Owners Association



From Your GNHOA President

February 2021

Your GNHOA Board of Directors has been busy updating our governing documents. We recently published a simpler Rule for Enforcing Covenant Violations that replaced two older documents, adopted a Policy on Retention of Architectural Control Committee Records of Approval and Denials of Requests for Property Changes, and are finalizing an Amended and Restated Bylaws that incorporates the previous three changes as well as some new ones to bring everything up to date and provides a single reference document for our guidance.

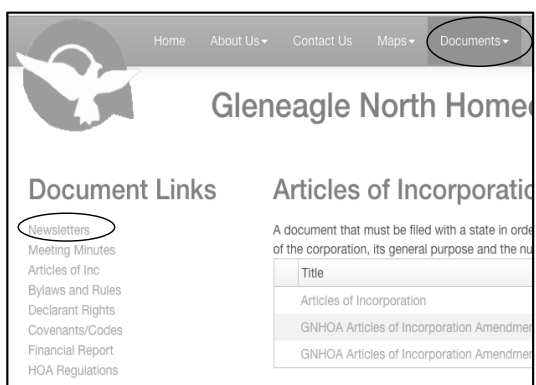
The first two documents are available on the www.gnhoa.com website now, and the new Bylaws document should appear after final Board approval in March. Your Board of Directors is working diligently to ensure we provide clear information about our operations and the rules we have all signed up to follow.

There have been a few changes to the Board of Directors that I would like to mention to all the homeowners. The Board would like to thank Bob Swedenburg for the many hats he wore in our HOA. He will continue to be the Filing 3 Director, but Andy McNabb has graciously volunteered to take on the secretary position. We said thank you and goodbye to Filing 3's ACC Board Representative, Gaines Burns, but in return welcomed Blair Dinkins to the position. We also welcomed Tim Marburger as Filing 4's ACC's Board Representative.

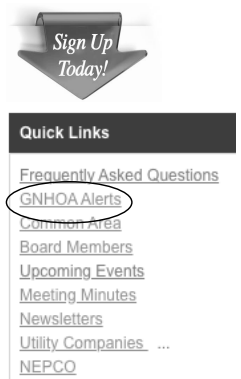
I would like to thank all the volunteers for their continued help. If you would like to help in some way, please contact info@gnhoa.com.

We don't have any beavers to report this newsletter, but we are continuing progress in the lower retention pond area from the storm water damage. Many members of the Board met with a few of the engineers from the El Paso County Storm Water Division and walked the land west of Gleneagle, and south of Jessie Drive, in Filing 3 to discuss the area.

As always, thank you for supporting your GNHOA!
John Rickman



We are looking into setting up a homeowner email database. Our newsletter gets mailed quarterly and we are looking into a paperless option which could mean sending newsletters via email. Currently, they are available for you to print out at your convenience from our GNHOA.com website (see left). If we have a paperless option, the money saved can be applied for projects and common area beautification.



Even though there were some issues with a few of the collection days last month, it seems as though pick-ups are back on track with GFL. Collections continue until 7:00 p.m., so please don't take your containers in before that time if you notice your containers haven't been picked up. As far as email communication to let homeowners know when there is a delay, please sign up for the **GNHOA Alerts** on our website. We are closely monitoring these hiccups for future contract discussions with the company. Our contract does allow for one container and two bags of trash. If you have more landfill bags, please contact GFL directly (719) 633-8709 and they will quote a very reasonable price for your additional bags.

Treasurer's Notes

Billing statements for the first half of 2021 were mailed to homeowners in early January, including charges for standard assessments, special assessment, trash service, and optional recycling service. Payments for this cycle are due on March 2. Note that the January bill includes the last installment of the special assessment for the ongoing stormwater drainage repair project. We appreciate homeowners for their prompt payments to allow GNHOA to continue to meet financial obligations for our community, and to avoid additional costs associated with mailing second statements and related follow-ups. If you have any questions about billing items, balances, or payment methods, feel free to contact me at treasurer@gnhoa.com. Thanks, Brian Bleike

Spring Clean Up Day Summer 2021

More information will be added to the GNHOA website as this event gets planned. In the past, it has been the third Saturday and Sunday in May.



Shred-It Day April 24, 2021

10:00 a.m. - 12:00 p.m.

Antelope Trails North Parking Lot
As always, please check the website for any changes.

USEFUL LINKS

EL PASO COUNTY: Do you want to know what is going on with projects around the area? For more information, please visit: <https://publicworks.elpasoco.com>.

NEPCO: (Northern El Paso County Coalition of HOAs)
Forty homeowner associations and businesses make up NEPCO. This collective voice provides input on matters affecting our area. www.nepco.org

CRIME PREVENTION RESOURCES:

https://www.epcsheriffsoffice.com/sites/default/files/resources/resources/CrimePreventionResources_0.pdf

OCN: (Our Community News) is produced entirely by volunteers who contribute their time and talents to help keep residents of the Tri-Lakes region informed. <https://www.ocn.me/>

Golden Light String Award Winners

Seeing all the positive Holiday spirit displayed around the neighborhoods was great. The festive cheer was refreshing after a unique year, thank you! It is always fun and challenging to choose winners since the creativity is strong out there. Thank you to those that were able to "brighten up" the neighborhoods. Congratulations to all the winners in the filings listed below.

Next up: Green Thumb Awards



Filing 3:

First: 15310 Copperfield Drive, Nick & Brooke Pagano
15270 Copperfield Drive, Dan & Lavonne Vagle
15245 Churchill Place, Thomas & Pamela Stewart
15130 Jessie Drive, Jarett & Amy Granich
98 Seagull Circle, Frederick & Cheryl Ubungen

Filing 4:

First: 15258 Paddington Circle, Benjamin & Sierra Jiles
15320 Holbein, Lisa McNamara
15420 Holbein, Julian & Victoria Holland
15535 Holbein, Kim Gross
15450 Jessie Drive, Frank & Kristen Seagren

Filing 8:

First: 15425 Curwood Drive, Adam Welfelt
15520 Curwood Drive, Ron & Carol Doolittle
15960 Holbein Drive, Michael & Margaret King
15535 Curwood Drive, Michael & Donna Gaultney
420 Alcott Court, Matthew & Kim Schneible

Filing 9:

First: 120 Wuthering Heights, Ken & Yvonne Griffith
124 Wuthering Heights, Michael & Lindsey Kindt
14910 Pristine Drive, Shawn & Christina Williams
14630 Bermuda Dunes Way, Ron & Joann Oveson
14710 Pristine Drive, Ron & Judy Bishop



Filing Messages and Covenant, Codes, and Restrictions (CC&R) Reminders

Thank you for maintaining your property! Although we don't have many issues, there are some items that need to be addressed per Filing below. Also, just as a friendly reminder, unlike many HOA's in the area, your ACC representatives do not patrol the neighborhood to look for covenant violations. They primarily rely on you, the residents, to report potential violations. For the ACCs to fulfill their role of investigating reported violations of our filing covenants, they need certain elements of information about the violation being reported. Those elements, along with how to report a potential violation, are provided on the ACC page of our web site for your quick reference. Please contact your Filing ACC if you believe there is a violation that needs to be addressed.

Filing 3

Director email: filing3@gnhoa.com

ACC email for plan approvals: filing3ac@gnhoa.com

I want to thank all the residents in Filing 3 for not parking on the street overnight in compliance with our covenants. Keeping our streets clear at night improves safety, allows the snow plows to properly do their job, and provides for a more pleasant neighborhood. Thank you, and goodbye, Gaines Burns for volunteering in Filing 3. We welcome Blair Dinkins to our ACC! Thanks, Bob Swedenburg, Filing 3 Director

Filing 4

Director email: filing4@gnhoa.com

ACC email for plan approvals: filing4ac@gnhoa.com

Hi Filing 4! Filing 4 is east of Gleneagle Drive and includes the streets Paddington, Jessie, Holbein, and Sostrin.

The outside season will be here soon. So, with that in mind, let me invite you to browse through the Filing 4 covenants that can be found on our GNHOA.COM website, on the Documents page. I recently looked a little closer at them because I was thinking a covenant change was needed given the common needs for many homeowners. But, after reading carefully, it wasn't needed because many things are not strictly prohibited; they just need ACC approval. The neighborhood has matured and policies the developer encouraged may not make sense for developed neighborhood. That doesn't mean any and every request will get approved, but maybe more rationality can be applied. Approval is a user-friendly process; just email your request to filing4ac@gnhoa.com. Thanks, Bill Gottlicher, Filing 4 Director

Filing 8

Director email: filing8@gnhoa.com

ACC email for plan approvals: filing8ac@gnhoa.com

Hello neighbors and happy 2021! With spring around the corner, this is the time when many residents start planning home improvement projects. Most exterior projects require approval from the ACC to include landscaping, fences, house painting, and deck replacement – the four most common projects we've seen recently. ACC approval is a simple process in most cases – just send an email to filing8ac@gnhoa.com with the details on what you intend to do before contracting for or commencing the work to get started. Thanks, Andy McNabb, Filing 8 ACC

Filing 9

Director email: filing9@gnhoa.com

ACC email for plan approvals: filing9ac@gnhoa.com

Thank you for supporting our covenants! Carroll Clabbaugh, Filing 9 Director

Neighborhood Watch Interest

A Neighborhood Watch is a group of neighbors who are willing to communicate with each other and pass along crime and non-crime related information. The groups are educated in crime prevention, trained to observe suspicious activity, and report the activity to each other and law enforcement.

Neighborhood Watch is:

- A community – police crime prevention partnership.
- Neighbors coming together to help each other not become victims of crime.
- Neighbors coming together to address community issues.
- Learning and practicing Crime Prevention Through Environmental Design – surveying and upgrading, if necessary, your home security and lighting.
- Learning to identify suspicious activity and reporting the activity to other neighbors and law enforcement.
- Members living in the same area, generally within line of sight.

Neighborhood Watch is not:

- Citizens armed patrol.
- Vigilante groups.
- Encouraging residents to take risks to prevent crimes.
- A program that guarantees that crime will not occur in a neighborhood.
- A political group.
- A neighborhood association or neighborhood organization.
- A law enforcement entity.



For more information or interest,
please email Lisa Cole at:
AtLargeDirector2@gnhoa.com



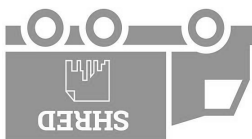
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GNHOA Shred-It Day Information



**LOOK
INSIDE**

**News about
improved
governing
documents**



**LOOK
INSIDE**

**Golden
Light String
Award
Winners**

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.