

Gleneagle North



Homeowners Association News

Volume 15, Number 3

July 2015

BOARD OF DIRECTORS CORNER

Dear Fellow Neighbors,

Your HOA sponsored two highly successful events since our last newsletter, the Shred-It Day and Spring Clean-Up weekend.

The spring rains have brought us greener areas and faster growth of our lawns, but unfortunately also weeds. As a reminder, lawns and rock areas, where the weeds love to breed, need be maintained from "unsightly" appearances. The warmer weather has also brought about campers and trailers parked in driveways and the streets overnight for loading and unloading. Please remember that they should not be parked on the property for an extended period of time or storage. If you happen to be using the camper on consecutive weekends, please do not store your camper at your home longer than one or two days.

The Gleneagle sidewalk design is complete. While the funding is approved, there are delays with the County obtaining the funding so that the contracting process can begin. The plan was to have the sidewalk completed before school starts in August, but construction will most likely start in September.

Finally, we encourage you to attend the upcoming annual membership meeting in late September. The meeting provides you with valuable information regarding what your BOD has done the past year, what we will be focusing on in the future, as well as receiving your input. For example, the BOD has received many complaints regarding the maintenance of the trails in the greenbelt areas. There are no "formal" trails in our common areas, but through the years the many walkers have effectively created these unofficial social trails. The HOA does not budget for maintenance to these trails. To actually create and maintain a safe trail system would result in a special assessment or increased annual assessments. The Annual meeting would be a great forum to discuss this and gather homeowner input.

Thanks for making Gleneagle North one of the best places to live in El Paso County.



Trash Collection & Recycle Service Update



Just a reminder: trash will be collected on Labor Day, September 7, 2015. Weekly recycle service can be requested for an additional fee of \$5.00 per month. For those of us who recycle, please be diligent as to what goes in the recycle barrel. There are a few items like, styrofoam, that is not recyclable. Check the Bestway website for more details. For any homeowner wishing to initiate the recycle service, or if you wish to change to a smaller trash barrel, you can do so by calling the HOA at 488-5883 and leave a message with a contact number.

Annual Meeting Approaching



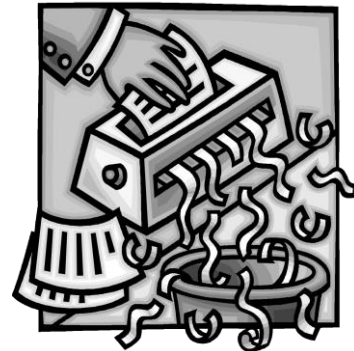
Our Annual Meeting is tentatively scheduled for September 22, 2015. A separate announcement to proxy your vote for those unable to attend will be mailed in late August. There are currently 13 positions on the BOD, with some vacant and some that will be up for election, held during the annual meeting. Please consider serving on the BOD. It's your community! Please visit our website, www.GNHOA.com, for contact information.

Spring Clean-Up Roundup

We held our annual Spring Clean-Up the weekend of May 16th and 17th, providing several dumpsters to collect your debris. We filled 5 dumpsters to the top, one recycle dumpster, and one metal recycle dumpster. The metal recycle dumpster accumulated over 3.5 tons of waste, resulting in the HOA receiving a \$115 payment to further offset the cost of the event. We also coordinated with the Wescott Fire Department for those homeowners performing fire mitigation efforts that weekend. They provided a commercial shredder, and after almost 5 hours of shredding the brush homeowners deposited, we reduced the waste from what would have been three full size dumpsters to just one dumpster of chipped debris. Thanks to everyone for your cooperation in making this a success!

Shred-It Day Roundup

The HOA conducted a "Shred-It" Day on April 11, 2015. For the last five years, we have provided our homeowners with the opportunity to dispose of any documents by shedding them into powder. We contract each year with Federal Document Shredding to provide this



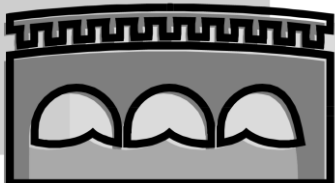
FREE shredding service to the GNHOA membership. In 30 seconds your documents can be shredded and properly disposed of. Start saving your documents for the next planned Shed-It Day in April 2016.

Selling Your Home - HOA Statements

If you sell your home, please have the Title Company contact the HOA voice mail for a statement of account balances and HOA Statement. We check voice mail daily, and usually send out a statement in less than 3 days of initial contact. Contacting members of the BOD will not expedite a statement. Please see www.GNHOA.com for more details.

Greenbelt Drainage Area Repairs

As we reported in the last newsletter, we have been working with the County to possibly offset some of the cost of greenbelt drainage repairs through grants versus HOA special assessments or raising our annual assessment. The County continues to support our request for grant funding by sponsoring our projects in their grant requests. The heavy rains this spring have caused even greater sediment accumulation on our holding ponds which are included in the grant requests. We cannot implement repairs prior to receiving a grant, as grants are not intended to be a reimbursement for completed projects, rather they must fund the implementation of the project. As we have learned with the Gleneagle sidewalk grant process, it does not happen quickly, however our perseverance and patience has paid off in the past. The repair estimates are a large cost, and the opportunity to have the grant funding offset these costs are the reason some repairs have not been implemented yet.



Gleneagle North Homeowners Association
 P.O. Box 1922, Monument, CO 80132-1922
 Voice Mail: (719) 488-5883 Website: www.GNHOA.com



For an updated list of the Board members and their contact information, check out our website!



Filing 4 Seeking ACC Representative

GNHOA Filing 4 Architectural Control Committee (ACC) needs your help. All of the positions on the Board and ACCs are filled by volunteers working jobs full time, as well as leading busy lives. We all have the same stake in trying to keep the community area looking great. No election is needed to become an ACC member. You can contact your Filing 4 Director or At-Large Director (a Filing 4 member) if you are interested in participating. You will need to familiarize yourself with the covenants, and become a BOD member willing to attend BOD meetings once a month. The most important function of the ACC is convent control and architectural change approvals. There has not been a Filing 4 ACC representative for many years. Both the Filing 4 Director and At-Large Director have strived to handle the ACC responsibilities awaiting a volunteer to step in. This results in delayed action to handle ACC issues as they arise.



Treasurer's Notes

Statements for the 2015 2nd Half Annual and Trash Assessments were mailed recently. Way Green Recycle Service charges for those who have elected the service were also included. Payments are due by August 28, 2015 to avoid a \$10.00 late charge. Your timely payments are appreciated. We do not accept electronic transfer or credit cards. Please inform the Association of any mailing address changes or if you rent your property so statements can be mailed to the correct address.



Green Thumb Contest July 25 & 26

We have been very fortunate this year that the abundance of rain had limited our water use and kept our neighborhood green! The Association will hold the 14th Annual Green Thumb Contest the weekend of July 25th and 26th. Each AC Committee will select four homes from their individual filing that are the best looking and show pride in ownership. Prizes are awarded and winners will be announced in the next newsletter.

Gleneagle North
Homeowners Association
P.O. Box 1922
Monument, CO 80132-1922

Presorted Standard
US Postage Paid
Colo. Spgs., CO
Permit #631

Return Service Requested



Green Thumb Contest

July 25th & 26th

and plan to attend our

Annual Meeting in September

See inside for details!

Contact the Gleneagle North Homeowners Association Board of Directors at:

(719) 488-5883 or P.O. Box 1922, Monument, CO 80132.

Visit our web site at www.gnhoa.com for more information.