

Gleneagle North Home Owners Association



Volume 21, Number 1

March 2020 

From Your GNHOA President

After an abnormally snowy start to the winter, it seems that we are in for a more normal late winter. Spring is around the corner and, with the budding of trees, dead or dying trees will once again become apparent. As I mentioned in the last newsletter, your GNHOA Board is in discussions with tree removal contractors for an association-wide tree removal project. Initial surveys indicate that there are many dead trees in our area with the vast majority being Aspens. When we finalize the project, all residents will receive a letter with project dates and details and instructions for signing up for the event. Each resident will pay a per tree rate based on the total cost divided by the number of trees removed. If you had to contract individually for removal of one tree, the cost would vary from \$200 to \$350 based on the size and location of the tree. We expect the cost of removing one tree by participating in the project would be about \$100. Dead trees create an unsightly condition in violation of our covenants and must be removed, so we encourage all residents who have dead or dying trees (the contractors tell us that a dying Aspen will not recover) to take advantage of this opportunity. Optional services such as stump grinding or spraying to curtail the rash of saplings that are generated from Aspen root systems will be available after the project is completed and will be arranged directly between homeowners and the contractors.

I would like to remind everyone that overnight street parking is a covenant violation. We understand that it isn't always possible to get all the vehicles used daily in the garage or driveway overnight, but the vehicles must be moved if there is enough snow that the plows will be out. Letting a car sit not only prevents the plows from doing their job properly, but it prevents the sun – our principal snow remover – from doing its job when the vehicles aren't moved for days.

For those of you waiting for the annual Springtime GNHOA events, information on the April 18th Shred-It Day is elsewhere in this newsletter and the Spring Clean-Up event will be on May 16th and 17th. There will be more information on what can and cannot be accepted at the Clean-Up event in the May newsletter. The date for the annual Gleneagle-wide garage sale has not been set but is usually the first weekend of June. The garage sale is run by the Gleneagle Civic Association and the dates are usually announced on the home page of their web site – www.gleneaglehoa.org. We will also post the dates on our home page when they are announced.

We recently welcomed Andy McNabb to the Board of Directors as the Architectural Committee Chair for Filing 8. We are still looking for representatives from the other filings to fill that position.

John Rickman, President, Gleneagle North HOA

This and that...



Don't forget to bring all your bags of paperwork to the April Shred-It-Day. Last year we almost filled the whole truck!

It may not feel like it right now, but it will not be long before the grass turns green and the list of outdoor chores will be accomplished.

If you are planning to paint the exterior of your home, make sure you contact your filing Architectural Control Committee (ACC) for review/approval of your color scheme. The ACC function is to maintain the integrity of our filings.

Any changes to your landscaping, even those to reduce water usage requires approval of the ACC for your filing. There are restrictions on 100% rock yards. Finally, some of the rocked landscaped areas around your homes could use some extra effort to clean up dormant weeds before the warmer weather really promotes growth. Please take the time to tidy up these areas, thus avoiding covenant violation letters.

We have a wonderful Board of Directors and we would like YOU to consider joining us. We are in need of volunteers for the Architectural Control Committee (ACC) in all filings. The ACC approves all landscaping, painting or architectural changes, and helps assist neighbors who are out of compliance with their filing covenants. You can find your filing's covenants on our website: www.gnhoa.com. Having several ACC members for each filing would make what is not a big workload even easier, and allow coverage for vacations - this is also a great way to meet your neighbors. THANK YOU for your consideration!

Treasurer's Notes



Invoices for first-half 2020 HOA assessments, special assessments, trash service fees, and recycling service fees (optional) were mailed to homeowners during the second week of January, with payments due by March 1. You may have noticed a new invoice format, which is part of an effort to improve efficiency and automation leveraging our financial management software. There are also some new line item charges for this cycle - please check the back of the invoice for notes from our President regarding the special assessments. We appreciate everyone's prompt payment to allow handling of GNHOA financial commitments and avoid additional processing effort. If you have questions about the invoice amounts, or if you are having issues with making payments, please coordinate with Treasurer Brian Bleike at treasurer@gnhoa.com.

2019 GOLDEN LIGHT STRING AWARD WINNERS

Thank you to all that took the time to spread Holiday cheer around our neighborhood filings; your efforts were genuinely appreciated. Unfortunately, the 2019 tractor hayride had to be cancelled due to icy conditions. There were several homes that stood out to our Board filing voters. The homes that received prizes are:

Congratulations to the following **First Place Winners** that received a credit on their electric bill from MVEA:

Filing 3: Dan & Lavonne Vagle, 15270 Copperfield Drive

Filing 4: Kenneth Rose & Barbara Oldham-Rose, 15470 Paddington Circle

Filing 8: James & Kelly Townsend, 15710 Holbein Drive

Filing 9: Ken & Yvonne Griffith, 120 Wuthering Heights Drive

FILING 3

15310 Copperfield Drive, Nicholas & Brooke Pagano

15385 Copperfield Drive, Carl & Lori Prophet

15215 Jesse Drive, Keith & Marilyn Reback

15130 Jesse Drive, Jarett & Amy Granich

FILING 4

15390 Paddington Circle, James & Jennifer Spice

15450 Jessie Drive, Frank & Kristen Seagren

15310 Holbein Drive, Bennett & Kirsten Christensen

15320 Holbein Drive, Lisa McNamara

FILING 8

15535 Curwood Drive, Michael & Donna Gaultney

15520 Curwood Drive, Ronald & Karen Doolittle

15425 Curwood Drive, Adam Welfelt

15520 Benchley Drive, Christopher Day

FILING 9

124 Wuthering Heights, Jon and Susan Lewis

14910 Pristine Drive, Shawn and Christina Williams

15110 Steinbeck Lane, Don and Aida Richardson

20 Wuthering Heights, Brad and Michelle Carman

Filing 3 We lost a sign post at the southern-most intersection of Jessie and Copperfield during the last snow storm. It may have been hit by the snow plow or it may have been rotting and was blown over. We don't know. The 6x6 inch distinctive wooden sign posts are expensive to replace. I would like to ask our residents to keep an eye open and if you witness a snow plow or other vehicle knocking down a sign post 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

Vehicle Parking. No boat, trailer, camper (on or off supporting vehicles), tractor, commercial vehicle, mobile home, motor home, motorcycle, any towed trailer unit or truck shall be parked on any street or within any Lot except in a completely enclosed structure. *No vehicles of any type shall be parked overnight on any streets in the Subdivision. Commercial vehicle does not include a private passenger vehicle commonly described as a pickup. Automobiles may be parked overnight on a Lot only if parked in the garage on the Lot or in the driveway immediately adjacent to the dwelling. Parking in the driveway adjacent to the street is not permitted. Parking of automobiles on the side of a dwelling is not permitted.*

Filing 8 No stripped down, wrecked, unlicensed, inoperable or junk motor vehicle or sizeable part thereof, shall be permitted to be parked on any street or on any Lot. No boat, trailer, camper (on or off supporting vehicles), tractor, commercial vehicle, mobile home, motor home, motorcycle, any towed trailer unit or truck shall be parked on any street or within any Lot except in a completely enclosed structure. No vehicles of any type shall be parked overnight on any streets in the Subdivision. Commercial vehicle does not include a private passenger vehicle commonly described as a pickup. Automobiles may be parked overnight on a Lot only if parked in the garage on the Lot or in the driveway immediately adjacent to the dwelling. Parking in the driveway adjacent to the street is not permitted. Parking of automobiles on the side of a dwelling is not permitted.

Filing 4 No private passenger motor vehicles or pick-up trucks or recreational vehicles or motor houses or boats or any similar objects whether self propelled or towed including unusual working machinery such as tractors, etc. owned by, belonging to, used, leased or controlled by an Owner or his tenant shall be parked overnight on any street or on any driveway or other off-street space within any lot or building site except in a completely enclosed garage structure or adequately screened in a manner approved by the Declarant. The site improvements on each lot or building site shall include adequate driveway or other similar off-street space for temporary parking of two (2) private passenger motor vehicles. All driveways shall be improved with asphalt or concrete surface paving unless otherwise approved by the Declarant.

Filing 9 No boat, trailer, camper (on or off supporting vehicles), tractor, commercial vehicle, mobile home, motor home, motorcycle, any towed trailer unit or truck shall be parked on any street or within any Lot except in a completely enclosed structure, or fully screened in a manner approved by Declarant so as not to be visible at ground level from any neighboring property or street. No vehicles of any type shall be parked overnight on any streets in the Subdivision. Commercial vehicle does not include a private passenger vehicle commonly described as a pickup. Automobiles may be parked overnight on a Lot only if parked in the garage on the Lot or in the driveway immediately adjacent to the dwelling. Parking in the driveway adjacent to the street is not permitted. Parking of automobiles on the side of a dwelling is not permitted unless it is in a completely enclosed structure or in a fully screened manner approved by Declarant so as not to be visible from any neighboring property or street.



USEFUL LINKS

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

EL PASO COUNTY: Want to know what is going on with projects around the area? Visit: <https://publicworks.elpasoco.com> for more information.

CRIME PREVENTION RESOURCES:

https://www.epcsheriffsoffice.com/sites/default/files/resource/s/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/>

1 No mobile phone while driving
Every activity using your mobile phone while driving can distract your attention that could lead to an accident.

10 Keep your distance
Always keep at least a two second or a minimum imaginary two cars as a gap between you and any vehicle in front.

9 Use car seats
Child and baby seats should be fitted properly and check them every trip.

8 Anticipate
Do not think that you are the only one that uses the road, use the side and rear view mirrors regularly and check blind spots.

7 Share if you can
For long trips, share the driving responsibilities with someone else. This will allow you to keep an eye on each other while and also enable you to nap without losing time.

2 Belt up in the back
In a collision, an unbelted rear passenger can kill or seriously injure the driver or a front seat passenger.

3 Don't drink and drive
Drinking alcohol and driving simply do not go together. When drinking alcohol, driving becomes dangerous and is potentially lethal to you and others. Designate a sober driver.

4 Slow down
At 30mph you are twice as near to hit and kill a pedestrian than at 20mph.

5 Children
Children are most of the times reckless and often act impulsively, take extra care when driving in school zones, neighborhoods, and near parks and playgrounds.

6 Take a break
Tiredness is considered one of the major factors of road accidents. When driving long hours, have a break and rest for 15 minutes every 3 hours.



New driver in the house?

Steps to a Safer Neighborhood



Step 1 - Get to Know Your Neighbors

Exchange phone numbers (home, work, cell)
Learn each other's routines (work schedules, vacation plans, guests' visits, scheduled workers)
Regularly check on elderly neighbors
Volunteer to pick up your neighbor's newspapers when they are gone
Organize or join a Neighborhood Watch Group for your block

Step 2 - Don't be a Target

Have plenty of lighting around your home; use motion sensors, if possible
Don't leave window or doors open, even on a hot day, if you are not home
Leave lights on inside your home or use timers when you're gone
Lock your car and keep valuables out of sight
Secure gates and fences that are easily accessible
Have keys ready when coming home; don't fumble around at your door
Check your surroundings when approaching your door at night
Be wary of solicitors at your door, even in the day time

Step 3 - Report Suspicious Activity

Call 911 whenever something looks unusual (strange cars with people in them in front of houses, strangers checking out houses or cars)
Have a pen and paper handy to write down details that could help police

Step 4 - Get Out and About

Walk around your neighborhood or sit on your front porch as much as possible
Encourage your neighbors to get out with you

Step 5 - Keep Our Neighborhoods Neat and Clean

Pick up trash, even if it's not yours or in front of your house
Keep yards maintained and looking good
Trim hedges that can be used as hiding places
These 5 easy steps can help protect your community from exposed danger.

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

Return Service Requested

A GOOD
NEIGHBOR
IS A PRICELESS
TREASURE.

UPcoming
EVENTS
Details inside!

Shred-It Day
Saturday, April 18th



2020 Spring Clean Up Day

May 16th and 17th



Gleneagle North Homeowners Association Board of Directors
(719) 488-5883 or P.O. Box 1922, Monument, CO 80132
Visit www.gnhoa.com for more important information.