

Gleneagle North Home Owners Association



Volume 21, Number 2

May 2020

From Your GNHOA President



Wow! Who would have thought that we would be isolating when the last newsletter went out? I certainly wish that each and every one of you is coping with the restrictions, E-learning, and staying well. As a result of the restrictions, we will be holding our Board meetings by conference call, or Zoom, until the restriction on “no groups of 10 or more” is lifted.

Also as a result of County guidance, the playground in the Common Area will be closed until the County opens playgrounds in their parks. Speaking of the Common Area, we are receiving a lot of concerned calls and emails about activities in the Common Area. We’ve heard about everything from building dirt bike paths and forts to kids playing inside the storm water drainage pipe off Alcott Court. I would remind everyone that the Common Area is available for your use, but only for enjoying the outdoors by walking or biking on established trails. No motorized vehicles are allowed and altering the natural environment in any way is not allowed. Something as seemingly innocuous as creating bike trails can result in erosion and an eventual repair cost. The Rules for Use of the Common Area are posted at entrances and on our website if you have any questions. Please keep your children from building forts or disturbing the natural environment in their activities.

The tree removal project that we advertised in the last newsletter, and the letter we mailed to each homeowner, will be underway as you read this. We have 34 homeowners participating in the project. You will see the crew from Treehoppers in the area for about three weeks. There is something that draws people to trees falling, but we ask you to keep your distance for safety’s sake. A chipper like the one they will be using can spit out a chunk of wood at high speed for some distance.

Lastly, we have made the decision to reschedule the Spring Clean-Up to June 13th and 14th 2020 to protect our Board members while social distancing is in place. We ask that you **go to our web site – gnhoa.com** – to see if the event is still on before loading up and heading for the dumpsters. If there is another delay, we will post the dates on our home page along with the rescheduled date for Shred-It Day. We know these events are important to the community so we will not simply cancel them.

Wildlife Control

You may have heard that we removed a beaver from the small pond at the western edge of the Common Area. While we really didn’t want to do that, the beaver was starting to create a safety hazard from falling trees and was flooding portions of some residents’ yards by building a bigger dam. The beaver, who weighed a whopping 65 pounds, was live-trapped and relocated to Teller County where he can do what beavers do without causing problems.

John Rickman, President, Gleneagle North HOA



This and that...

Any changes to your landscaping, even those to reduce water usage, requires approval of the ACC for your filing. Please make sure you contact your filing Architectural Control Committee (ACC) **with plenty of notice**, for any changes you are considering to your home and landscaping plans. The ACC function is to maintain the integrity of our filings. Again, our website is full of information regarding all you need to know about your Filing's Covenants, Codes, and Restrictions (CC&Rs) on gnhoa.com, under the headline **Documents**.

We are still 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. **THANK YOU for your consideration!**

Treasurer's Notes

Many thanks to homeowners for their prompt payments from the January 2020 billing cycle, allowing the GNHOA community to continue to meet our financial obligations. We know there were several changes to line items, amounts, and the invoice format in the last cycle - your questions and comments were appreciated. Invoices for second-half 2020 HOA assessments, special assessments, trash service fees, and recycling service fees will be mailed around the first week of July, with payments due by end of August. The July invoices will also include charges for the GNHOA-sponsored tree removal program, only for those homeowners who opted to take advantage of the service.

One topic that the Board receives regular comments about is allowing some form of online payments for homeowner convenience. While GNHOA does not currently offer online payment solutions due to related service costs and fees, there is at least one option available to most homeowners that is free, easy to use, and does not require writing checks. Most banks offer an online bill payment feature for no additional charge with checking/savings accounts. Regular payments can be set up on a schedule that matches GNHOA billing cycles, then the bank will automatically distribute checks to GNHOA's post office box via mail. The payment amount can be modified for each billing cycle prior to distribution to reflect any changes noted on our invoices. **No manual check writing, no missed due dates with late charges, and no postage fees on your end!**

Feel free to reach out to Treasurer Brian Bleike (email: treasurer@gnhoa.com) with any billing questions or to discuss payment arrangements.



Due to potential health restrictions and closures, please go to our website (gnhoa.com) to make sure the event is still on.

GNHOA is sponsoring the Annual Spring Clean-Up the weekend of June 13th and 14th. There will be trash and recycle (glass/paper/plastic/cardboard) dumpsters placed between the homes of 15185 and 15195 Jessie Drive on the Greenway Access Road. Tires and hazardous liquids (such as paint) may NOT be tossed into the dumpsters. Additionally a METAL ONLY recycle dumpster will be available. Large appliances can be placed in the metal recycle dumpster. Wescott Fire Station will be available on Sunday to help with tree/branch shredding for homeowner fire mitigation efforts. We will have a GNHOA representative to assist in off-loading, separating, and "packing" the dumpsters for maximum usage. **Please DO NOT leave trash at the site before the dumpsters arrive.** We do ask you bring your tree and branch debris prior to 2pm Sunday to save dumpster space by shredding it early.



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

Filing 3

Please help us identify and request repairs to our streets. If you see potholes, other street damage, or damaged street signs in our neighborhoods, please take a minute to submit a service request to El Paso County using this link: <https://citizenconnect.elpasoco.com/#/intake/create>. After submitting a request, you'll receive an email with the request number for reference, along with a link to check on the status. We appreciate your help!
Bob Swedenburg, Filing 3 Director

124: No Unsightly Condition: Each Owner shall prevent the development of any unclean, unsightly or unkept conditions of buildings or grounds on such lot which shall tend to substantially decrease the beauty of the neighborhood as a whole or in the specific area.

Filing 8

124. No Unsightly Condition. Each Owner shall prevent the development of any unclean, unsightly or unkept conditions of buildings or grounds on such Lot which shall tend to substantially decrease the beauty of the neighborhood as a whole or in the specific area as determined by the Declarant.

Filing 4

125. Each Owner shall maintain the exterior of the dwelling, any accessory building, and all other structures, lawns and landscaping, walks and driveways, in good condition and shall cause them to be repaired as the effects of damage or deterioration become apparent. Exterior building surfaces and trim shall be repainted periodically and before the surface becomes weather beaten or worn off. Periodic exterior maintenance also includes repair and maintenance of gutters, downspouts, roofs, paving, lawns, shrubs, trees, other landscape material, fences, signing, mail boxes and outdoor lighting. All lawns, trees and landscaping shall be mowed, watered and trimmed as necessary to avoid becoming unsightly or a nuisance.

Filing 9

124. No Unsightly Condition. Each Owner shall prevent the development of any unclean, unsightly or unkept conditions of buildings or grounds on such lot which shall tend to substantially decrease the beauty of the neighborhood as a whole or in the specific area.

USEFUL LINKS

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

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>.

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/>



ARE THERE POTHOLES ON YOUR STREET?

Create a SERVICE REQUEST at <https://citizenconnect.elpasoco.com>.

After **submitting a request**, you will receive an email with the request number for reference, along with a link to check on the status.



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

Return Service Requested



To have a good
neighbor is one of
life's richest joys.

Shred-It Day Coming soon!



Please check the GNHOA website for the rescheduled date.



2020 Spring Clean Up Day

Tentative date: June 13th and 14th



Gleneagle North Homeowners Association Board of Directors
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Please visit www.gnhoa.com for more important information.