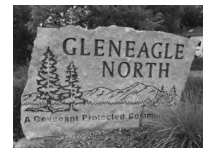


Gleneagle North Homeowner's Association



From Your GNHOA President

May 2024

Welcome to a windy Spring in Colorado. After you have found your porch chair cushions and cleaned the weeds out of your window wells, you can turn your focus toward our annual spring events. Our chipping day will be May 18th and you will find more information about it and our annual clean-up weekend elsewhere in this newsletter. I do want to encourage those of you who are able to come out and assist your Board in these two events. If you are bringing slash and trees to the chipping, consider staying long enough to assist the next resident in transferring their load to the chipper. As for the clean-up on the weekend of June 8th and 9th, there is a link to the sign-up for volunteers in the clean-up weekend section on page 2. We can always use an extra pair of hands, even if it is to help direct traffic or answer questions.

We also need to ask for your help in a couple of other areas. Our effort to establish a resident contact database has only resulted in about a third of you providing your information so far. This database will only be used when we need to contact you and won't be released to anyone else. While we can always write a letter to you, having your email and phone number permits us to contact you in time-sensitive situations and will replace the current Alerts system that we use to provide important information and reminders to you. The registration also allows you to tell us if you would like to receive your semi-annual invoices and quarterly newsletters by email, which creates a significant cost saving to GNHOA. To start the registration process, go to <https://gnhoa.com/residents>, or scan the code below to be brought to the link. Your assistance in this effort will be greatly appreciated.

The other area in which we need your help is upon sale of your home when you are using the optional recycling service. Whenever a home is being sold, we are contacted by the title company and provide them with a status letter with the information the title company uses to pro-rate the assessments, trash, and recycling. If the buyer doesn't want to continue the recycling, we then have to schedule collection of the recycling bin as that is what stops billing to GNHOA. Being able to contact you to schedule that event is another reason we are developing the resident contact database.

As an update on the short-term rental situation that many of you are following, the bills that we were watching in the Colorado legislature that would have classified those rentals as a business and therefore clearly making them in violation of our covenant both failed to gain traction this year. As a result, your Board will be developing a plan to propose an amendment to each of the four filing covenants. This is not an easy or quick process and, if you are interested in supporting this effort, please let us know.

If you have any questions about GNHOA, interested in assisting us, or have a comment, please go to www.gnhoa.com, email info@gnhoa.com, or leave a message at 719-488-5883.

Thank you!
John Rickman, President



Resident Database Form

Hi neighbors,

I hope everyone's Spring is off to a great start! Looking forward to seeing all of you out in the neighborhood enjoying the warmer weather and visiting at upcoming GNHOA events.

Quick reminder that the second set of semi-annual bills for 2024 will be mailed or emailed in early July—the amounts are expected to be the same as January's bill. We are currently accepting Zelle EFT (preferred), scheduled online bill pay checks, and regular checks as payment methods. Additional information is available on the GNHOA website Assessments page at www.gnhoa.com/about-us/assessments.

About 25% of homeowners opted for email bill notifications for the January 2024 billing cycle, which reduced GNHOA operating costs and labor while enhancing convenience for homeowners. Our goal is to get to at least 50% email-based notifications to align with the expense budget for 2023-2024 fiscal year. For homeowners who have not yet submitted Resident Directory information and notification preferences, please do so at first opportunity through the link on GNHOA web page <https://gnhoa.com/residents>. We appreciate your collaboration on these improvements.

For any questions about GNHOA accounts, bills, or finances, feel free to contact me at "treasurer@gnhoa.com".

Brian Bleike, Treasurer

GNHOA DRIVE-UP CHIPPING EVENT



SATURDAY, MAY 18th
8:30 AM - 1:30 PM



LOCATION Between houses 15195 & 15185 Jessie Drive

CHIPPER OPERATORS Monument Fire Protection District

ACCEPTED ITEMS

- Scrub Oak with large branches removed
- tree trunks/branches w/ stems up to 6" in diameter
- branches trimmed from tree trunks

NOT ACCEPTED AT THIS EVENT

- trunks or branches over 6" in diameter
- brush, leaves, pine needles, or grass clippings
- root balls or stumps
- construction materials, treated lumber, fence posts, and signposts

Placement of items to be chipped ahead of time will not be allowed. Residents with items to be chipped will be accepted in the order of their arrival. GNHOA volunteers will provide traffic control and will assist the residents with movement of the foliage to the chipper. Please load vehicles or trailers with the large/cut ends of the trunks or branches facing out so they can be pulled and fed directly into the chipper.

Please email info@gnhoa.com for any questions.



GNHOA Clean-Up Day

June 8th and 9th · 9:00-5:00 pm
Between houses 15195 & 15185 Jessie Drive

A FEW THINGS TO KNOW BEFORE THE EVENT

- There will be trash and recycle dumpsters set up in the greenway between two homes in Filing 3
- The event **does not** collect tires and hazardous liquids (such as paint and oil)
- We have a METAL ONLY recycle dumpster available (large appliances can be placed in the metal recycle dumpster)
- We cannot accept electronics recycling (televisions or small appliances)

We will have a few tools available for breaking landscaping items down, but to save time and congestion in the area, please have this done before bringing items. There are slots for volunteering to help and your help is appreciated!

Use this SignUpGenius address or scan code to volunteer:

<https://www.signupgenius.com/go/9040549ABAC23A4FF2-help>

As always, check www.GNHOA.com and our private Facebook page for any updates we need to communicate with you about the event. Thank you!

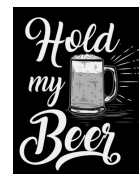


GREEN THUMB AWARDS

START NOW! Each Filing ACC will select four homes this summer between July 8th and 14th and present a Green Thumb Award. A temporary sign will be placed in the winners' yards for a spotlight (bragging rights). 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



GNHOA Shred-It Day

We were happy to see many homeowners utilize the Shred-It Day this year even though it was a blustery day. Thank you to the Board Members that volunteered for the event!

GNHOA Private Facebook Page

Hold your smart device camera over this QR code to get to the link:



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

Filing 3 **Director email:** filing3@gnhoa.com **ACC email for plan approvals:** filing3ac@gnhoa.com

I love the summer holidays! One of the reasons is because so many people fly their flags on holidays! I would like to encourage all homeowners to consider flying our American flag outside your house on Memorial Day, Flag Day, and Independence Day this summer. Old Glory looks pretty grand in front of Gleneagle homes with Pikes Peak in the background on a summer day. —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)! We are entering the start of the summer season and all the outdoor activities. Please keep your front porch clear of accumulated items that detract from our great neighborhood. If you are taking the time to read this, sections 127 and 134 of the covenants probably aren't an issue, but just as a reminder for newcomers please maintain your property and prevent development of unsightly, unkept, weed infested conditions—that includes rocked areas. Your neighbors will appreciate it and you will avoid a violation letter.

Again, if you are thinking about the outdoor project season, and would like to do some updates, like a low water, lower (not no) maintenance yard, or re-painting (requires a sample on the house), etc. please submit a plan to filing4ac@gnhoa.com. The vast majority of issues that degrade our nice neighborhood are yard maintenance. —Bill G.

Filing 8 **Director email:** filing8@gnhoa.com **ACC email for plan approvals:** filing8ac@gnhoa.com

Hello neighbors, we hope you are all doing well now that Spring has arrived. Take advantage of the HOA chipping and cleanup days to get your yards ready for summer. Several lawns in our filing are looking a bit rough - remember that xeriscaping is encouraged and preferable to letting your yard turn to weeds - just submit your plan to us for a lower water and maintenance design. Also, be on the lookout for trees that did not survive the winter and plan to have them removed - contact the ACC at the email above for a contractor who gives our residents a discount for tree removal. Thanks, and have a great summer! —Andy

Filing 9 **Director email:** filing9@gnhoa.com **ACC email for plan approvals:** filing9ac@gnhoa.com

With warming temperatures and increasing daylight, many residents will begin Spring clean-up efforts. HOA sponsored chipping and spring clean-up days in upcoming weeks provide a convenient location for disposal of tree limbs, vegetation, and some items which may have been kept a bit too long. Please reference the HOA newsletter and/or website for dates, times, and guidelines. —John H.

RECOGNITION

The GNHOA Board of Directors has instituted 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(s) will then be recognized in the next GNHOA Newsletter.

FOR MAY'S EDITION, THE BOARD RECOGNIZES:

Mark Keller of Steinbeck Lane. Mark helps to keep his neighborhood maintained and keeps a watchful eye out for things while he's walking his dog around the neighborhoods and common areas every day. Thank you for all you do! You are appreciated!

Carroll Clabaugh of Filing 9. Carroll has been a resident of the Gleneagle community for many years. He has been a volunteer at many of the GNHOA sponsored events and looks out for neighbors. Thank you for your time and dedication.

GOOD NEIGHBORS MAKE GOOD NEIGHBORHOODS!

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

**SLOW REAL ESTATE MARKET?
NOT FOR MY CLIENTS!!**



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



SOLD PAST 30 DAYS:

15325 Copperfield Sellers Agent \$799,000	437 Whistler Creek Sellers Agent & Buyer \$797,000	457 Whistler Creek Sellers Agent \$755,000
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Call Me...For all Your Real Estate Needs!

If you are interested in sponsoring one of our newsletters, please message us at: info@gnhoa.com. We appreciate you!

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Return Service Requested



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Mark Rudolph
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m.rudolph@erashields.com
Serving the Pikes Peak Region

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CLEAN UP!**
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HELPFUL LINKS

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

Submit workorders at: <https://citizenconnect.elpasoco.com/>

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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.