

# Gleneagle North Home Owners Association



## From Your GNHOA President

November 2020

I would like to thank the 35 hardy souls who came to our socially distancing Annual Meeting in October. We moved the meeting from September so we could provide a financial report for the entire fiscal year that ends on September 30<sup>th</sup>. As we approach the holiday season, we are also approaching snow season and we can't stress the need to move your cars into your garage or driveway if there is a chance the plows will be operating any more strongly. **Overnight street parking is not allowed by covenants in any of our four filings** so the cars should be out of the way of plows doing late or early plowing, but we continue to see icy spots or snow mounds where cars prevented the plows from clearing the entire street. Please help us in this simple task to keep our streets clear for the plows.

I need to remind you that GNHOA provides an account status letter to the title company in advance of each home sale. If you are using the optional WayGreen recycling, we need to know if the buyers will continue the service so we can prepare an accurate status letter. If you're putting your home on the market, please let your Realtor know of our requirement and let us know as early as possible so we can provide the letter in a timely manner.

### Beaver Watch

There are three bodies of water in the GNHOA Common Area and we have now taken a beaver out of each one this year –or will, if Anderson Pest Control can convince the beaver in the lower retention pond to enter his trap. As much as we would like to have the beavers become permanent residents, they need to eat and build lodges and they cut down trees to do that. Each beaver has ranged from 45-65 pounds! They have been safely transported to their new home.



Thank you,  
John Rickman



### Volunteering Opportunities

Come be a part of the Gleneagle North HUA Board! There are volunteer opportunities for the GNHOA Architectural Control Committees (ACC) and our Board of Directors (BoD). Your help is encouraged and appreciated! The ACC and BoD help to maintain the integrity of our filings and to keep the community looking sharp.

The Northern El Paso County home value reputation relies on your property maintenance. If you have any questions about helping maintain your filing's appearance, please email: [info@gnhoa.com](mailto:info@gnhoa.com).

**Thank you for your consideration!**

### Service Requests

- Animal/wildlife issues
- Concrete repair
- Crack sealing
- Dead animal removal
- Drainage maintenance
- Grading
- Guardrails
- Potholes
- Road painting/stripping
- Snow and ice removal

Those are just a handful of items you can submit a service request for at: [citizenconnect.elpasoco.com](http://citizenconnect.elpasoco.com)



Weather and personnel issues caused a couple of collection days to be problems in October. GFL has an email notification system but, because all GNHOA addresses are under a master account, our Treasurer received 483 emails each time. We're working to resolve that situation and will post to Nextdoor and send out a GNHOA Alert if there are delays and we get notified (a good reason to sign up for the GNHOA Alerts if you haven't already done so). We did find out that GFL will collect until 7:00 p.m., so please don't take your containers in before that time if there is a delay and we haven't announced a postponement. One piece of good news is that we still have one year to run on our contract so the fees will stay the same through 2021. That contract allows for one container and two bags of trash. If you have more bags, please contact GFL directly (719) 633-8709 and they will quote a very reasonable price for the additional bags.

## Treasurer's Notes



The Board recently wrapped up GNHOA's financial reports for the 2019-2020 fiscal year spanning October 1 to September 30, and approved the new budget for 2020-2021 fiscal year. Financial analysis, detailed reports, and amounts for upcoming 2021 billing were presented to homeowners at the 2020 Annual Meeting in October. These documents have also been posted on the GNHOA website. We encourage all homeowners to review the information for awareness of GNHOA's solid financial position and plans for the future.

As communicated at the Annual Meeting, there is good news for homeowners! The special assessments required for repairing storm-water drainage damage are coming to an end after the January 2021 billing cycle, so billing amounts will go back down to normal levels in July. Also, no increases are planned for trash and recycling service fees in 2021 based on our multi-year service contract with GFL Environmental.

The Board appreciates homeowners for their prompt payments to allow GNHOA to continue to meet financial obligations for operations, trash, recycling, and optional tree removal services. We have noticed an increase in the number of overdue payments from the last billing cycle in July compared to prior periods. For those of you who may have been negatively impacted by the ongoing COVID virus situation and related economic challenges, please reach out to set up reasonable payment arrangements to avoid late charges and warning letters. As always, if you have any questions about billing items, balances, or payment methods, feel free to contact me at [treasurer@gnhoa.com](mailto:treasurer@gnhoa.com). ~ Treasurer Brian Bleike

## Golden Light String Awards

Get those decorations ready!

It is time for the GNHOA judging for the annual Golden Light String awards.

Representatives from each of the four filings will be placing signs and awarding the homeowners on December 12<sup>th</sup> and 13<sup>th</sup> weekend.

Good Luck!

We hope, even in these unprecedented times, you will still find some joy in your hearts to get the community festive. We

all look forward to your participation, especially on the hayride route (which is the east side of Gleneagle on the streets of Jessie, Paddington, Desiree, and Holbein. We can't wait to see what you come up with!

LET'S GET *festive*..

## Holiday Tractor Hayride

The tractor hayride, that has had to be cancelled the last two years due to slick roads, has been set for Sunday, December 13<sup>th</sup> with reservations on the half-hour starting at 4:30 p.m. and the last reservation at 7:00 p.m. The location of the tractor will be either the Antelope Trails Elementary School's south parking lot off Jessie, or inside one of the Wescott Fire Station's Fire truck garages. As of the newsletter press, we don't have a confirmation of the location, but the tractor will not be hard to miss in either location.

Holiday attire, and your enthusiasm, is highly suggested and encouraged for the hayride, BUT masks are a must. Please email: [Events@gnhoa.com](mailto:Events@gnhoa.com) with your family's name and your phone number so you can get your reservation in. This event is on a first come, first serve basis. Unfortunately, we aren't able to have our lite refreshment and socialization portion of the event, as we have in the past, but each participant will receive a packet of hot chocolate and a candy cane. Maximum of ten people per ride.



Check the GNHOA website at [www.gnhoa.com](http://www.gnhoa.com) for status and details of the events and be on the lookout for the Golden Light String Award signs that will be adorned in the yards of each filing.

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

The GNHOA Board of Directors and Architectural Committee members is run entirely by volunteers who have agreed to donate their time and energy to keeping our association functioning smoothly, remain attractive, aesthetically maintained. We do not drive around the neighborhoods looking for violations, but we do respond when a violation is reported to us. Each filing has their own covenants and they are on our website. Thank you for maintaining your property. Although we don't have many issues, there are some items that need to be addresses. Please see below:

### Filing 3: filing3@gnhoa.com

Mailbox Stands for Filings 3 and 4

As a reminder, Filings 3 and 4 have standard wooden mailbox stands that are required by the covenants. The design and dimensions for these stands are on the web site at [www.gnhoa.com](http://www.gnhoa.com) > documents > bottom of the page. All homeowners are asked to ensure your mailbox stands are of the correct design and are in good repair. If you have a different design, you are asked to replace your mailbox stand in compliance with the covenants. The standard design makes for an aesthetic "streetscape". For any questions for your mailbox, or other covenants, please send an email to your ACC committee. We would like to welcome Gaines Burns to the Filing 3 ACC!

~Bob Swedenburg, Filing 3 Director      ~Gaines Burns, Filing 3 ACC

### Filing 4: filing4@gnhoa.com

Hi folks, just a blurb to help in understanding of the covenants and process used when an issue crops up.

Excerpt from Filing 4 Covenants:

#### *Article III*

*306. "... Every person bound by these covenants is deemed to recognize and agree that it is not the intent of these covenants to require constant, harsh or literal enforcement of them as a requisite of their continuing vitality and that leniency or neglect in their enforcement shall not in any way invalidate these covenants or any part of them, nor operate as an impediment to their subsequent enforcement. No such person shall defend against enforcement on the grounds of waiver."*

To put it in a common person's terms – Just because a violation has gone uncorrected, doesn't mean the same violation can't be sought to be corrected somewhere else. Browse through the covenants on the GNHOA.com website if you have a chance. Also, covenants may be amended or terminated by a signed instrument of 2/3 of the property owners.

~Bill, Filing 4 Director

### Filing 8: filing8@gnhoa.com

~Andy, Filing 8 AC Director

### Filing 9: filing9@gnhoa.com

~Carroll, Filing 9 Director

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#### 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](http://www.nepco.org)

#### **CRIME PREVENTION RESOURCES:**

[https://www.epcsheriffsoffice.com/sites/default/files/resources/resources/CrimePreventionResources\\_0.pdf](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/>

Gleneagle North Homeowners Association  
P.O. Box 1922  
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## Return Service Requested



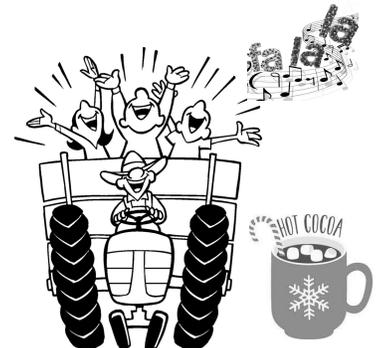
## Golden Light String Award

December 12<sup>th</sup> and 13<sup>th</sup>



## Holiday Tractor Hayride

December 13<sup>th</sup>



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](http://www.gnhoa.com) for more important information.