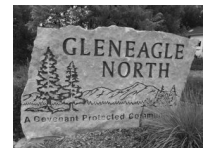


Gleneagle North Homeowner's Association



From Your GNHOA President

November 2021

I sincerely hope that you are all surviving the COVID-19 pandemic. We are aware that some of you have been hit hard by the virus and you have our best wishes for full recovery. We have also seen a lot of firsts due to the pandemic, the main one being the need to hold our monthly Board of Directors meeting and the Annual Meeting via Zoom. While that option has worked out nicely for us, we would obviously prefer to meet in person.

Your Board has been busy since the last newsletter. We are closely monitoring the ongoing repairs to the stormwater drainage system, selecting a contractor for trash and recycling, planning the Golden Light String contest and Holiday Hayride, and working on improvements to the community to include replacement of metal and undersized signposts.

While we would prefer to be further ahead on repairs to the stormwater drainage system at this time, a lot of the delay has been unavoidable. We do expect to see continuous work until our contractor reaches the point of needing dried sediment to fill in the old channel. Neither he nor we are sure exactly how long that will take, but we are expecting continuous work until he reaches that point, and a swift completion once dried sediment is available.

A sub-group of Board members and residents has been reviewing the three bids we received for trash and recycling services when the current contract with GFL Environmental runs out at the end of this year. You will see an article on the results of that review elsewhere in this newsletter.

The annual Golden Light String lighting contest judging will take place the week of 13-17 December. Mountain View Electric has once again provided \$300 in electric bill credits, \$75 of which will go to the top winner in each of our four filings. The next four winners will receive a \$25 gift card. We have once again scheduled the Holiday Tractor Hayride and have our fingers crossed that it happens this year. Lisa Cole is heading up that event and is providing information in a separate article. Pray for clear streets on the 19th of December.

We are now able to replace the metal and undersized signposts in our area as the County Commissioners approved an agreement allowing us to do that. Our first action is to find contractors that meet the County's qualifications to pull the work permits. When we have done that, we will compete the contractor selection. The replacement of all 31 posts that currently need replacement will most likely take several years as we expect the cost per signpost and the annual permit cost of \$600.00 to exceed the amount we will have available each year. We will then repair posts that are broken or in danger of failing as the first action, then the metal posts, and lastly the 4x4 posts that do not meet the size requirements. Where possible, we will combine stop and street signs on a single post at each intersection but will not remove any good posts to do that.

On behalf of your GNHOA Board of Directors, I hope you had a Happy Thanksgiving and I wish you a very Merry Christmas and a prosperous New Year!

John Rickman

Treasurer's Notes

Hello Homeowners,



Many of you are aware that the current GNHOA agreement with GFL Environmental for community trash and recycling services expires on December 31, 2021. A team consisting of four Board Members and two community volunteers developed an invitation for bid document to solicit proposals from local service providers for a new multi-year agreement. The team received proposals from three service providers in early November, and they have been busy evaluating costs, service details, and agreement options over the last few weeks. It became apparent that the GFL offer was an obvious choice so we will continue with them. We are now in the process of working out the details. The service costs will continue to be about the same as 2021 with minimal increases in future years, based on our negotiations. Final service and cost information will be published on the GNHOA website at www.gnhoa.com/assessments by December 3, after we receive Board approval for contract award.

Quick reminder that GNHOA bills for assessments, trash, and recycling services semi-annually in early January and July with payments due by end of February and August respectively. January bills will include line-item details for 2022 trash and recycling service charges. Payment methods currently accepted are checks mailed to GNHOA, scheduled checks through bank online bill pay services (typically free, no check writing or postage costs involved), and **NEW** Zelle EFT option (free service from many banks, submit payment to "treasurer@gnhoa.com"). As always, GNHOA appreciates your prompt payments to allow us to meet our community's financial obligations.

Hope you all have a happy holiday season and enjoy time with family and friends! Brian Bleike, Treasurer



You better not cry, you better not pout, that's just Santa on a firetruck driving about! On a Saturday in December, you will hear fire truck horns blowing like crazy in the distance and may not have ever known what it was for. The Wescott volunteers, Firefighters, and Santa ride the firetruck and wave to all that run out to say hello. Have your cameras ready for a drive-by photo. It is a huge hit if you are around and want to wave your thanks to your neighborhood firefighters. Visit wescottfire.org, or Wescott's Facebook page for Santa's route.

HOLIDAY TRACTOR HAYRIDE

We are going to try this again! We will not give up!

Sunday, December 19th our GNHOA Holiday Tractor Hayride will be in full swing, we hope! Please email events@gnhoa to let the coordinator know of your family's interest in a time slot. This event is a first come, first serve event and the tractor can hold around 10-18 people depending on adult and children's sizes. The ride is usually around 20 minutes and will go from Antelope Trails parking lot, over to Filing 4 and Filing 8 areas, and back to the school. We will have slots in 30-minute increments from 5:00-7:00.

There will be a little surprise for each rider, after your ride, to take home and enjoy. It makes the tractor ride enjoyable if homes in the area decorate. We hope you get in the spirit in the next few weeks and get your property festive so when the tractor travels through, all the homeowners have some exciting decorations to see. Bonus: decorating homeowners may have a chance to win a gift card. Thank you!

Note: we will not have access to the school's cafeteria, like year's past, so please **dress** warm. Blankets, jackets, earmuffs, gloves, and cozy and festive attire is encouraged. We look forward to seeing you! Please get your reservation in as soon as possible: events@gnhoa.com

NEPCO: (Northern El Paso County Coalition of HOAs) is a collective voice consisting of 40 homeowner associations & businesses that provide input on matters that affect our area: www.nepco.org

CRIME PREVENTION RESOURCES:

https://www.epcsheriffsoffice.com/sites/default/files/resources/resources/CrimePreventionResources_0.pdf



EL PASO COUNTY: provides information on what is going on with projects around the area: <https://publicworks.elpasoco.com>.

OCN: (Our Community News) is made up of volunteers who contribute their time & talents to help keep residents of the Tri-Lakes region informed: <https://www.ocn.me/>





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

Filing 3

Director email: filing3@gnhoa.com

ACC email for plan approvals: filing3ac@gnhoa.com

It's the most wonderful time of the year! We should all be so grateful that the homeowners in Filing 3 always display so many beautiful outdoor lights and decorations for Christmas. It adds to the joy of Christmas and makes this a wonderful place to live. Thanks! -Bob Swedenburg, Filing 3 Director

Filing 4

Director email: filing4@gnhoa.com

ACC email for plan approvals: filing4ac@gnhoa.com

I hope everyone had a great Thanksgiving! Merry Christmas! Happy New Year! I hope you have a safe season! Thanks for the effort that many Homeowners put into helping the neighborhood to be kept looking nice. Hopefully next year even more folks will join in the effort. Thank you for submitting requests to the Architectural Control chairman when you would like to make some changes or improvements. It's a very accommodating and easy process. Also, remember Board members are volunteers with busy lives, but this helps keep HOA dues minimal compared to most neighborhoods. Thanks! -Bill Gottlicher, Filing 4 Director

Filing 8

Director email: filing8@gnhoa.com

ACC email for plan approvals: filing8ac@gnhoa.com

Happy Holidays and Happy New Year! Did you know that our Holiday Tractor Ride travels through our Filing? We hope you get in the spirit in the next few weeks and get your property festive so when the tractor travels through, all the homeowners have some exciting decorations to see. Bonus is you may have a chance to win a gift card. Thank you! _Andy McNabb, Filing 8 Director

Filing 9

Director email: filing9@gnhoa.com

ACC email for plan approvals: filing9ac@gnhoa.com

Happy Holidays and Happy New Year! -Carroll Clabaugh, Filing 9 Director

Golden Light String Awards

Can you believe it is time for the GNHOA judging for the annual Golden Light String Awards?

An annual favorite of the GNHOA Community is the friendly Golden Light String contest. Our HOA consists of four filings. A representative(s) from each of the four filings will be checking their filing for festive and Holiday cheer during the week of December 13th through 17th. Once the HOA representative narrows down the winning homes, the winners will be notified by a good old-fashioned knock on your door. A winning sign will be placed in your front yard so anyone driving by will know you won, and you will be gifted a prize either in person or on your electric bill (top winners).

As mentioned on the President's page, Mountain View Electric has once again provided \$300 in electric bill credits, \$75 of which will go to the TOP winner in each of the four filings. The next four winners will receive a \$25 gift card.

The winners will be mentioned in the next newsletter and on our website. Will your home be the next winner?

We are looking forward to your participation!



PORCH PIRATES

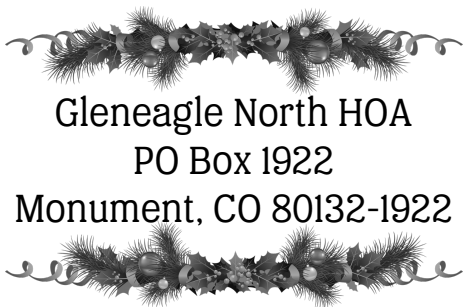


Not in my neighborhood! I have lived here for 20 years and nothing like this has ever happened! I am home all day long; I will hear a delivery! Does this sound like something you would say? We are living in different times! Please be smarter than the criminals! Here are a few ideas to protect your deliveries:

- Take advantage of package tracking
- Have your packages delivered to delivery lockers
- Purchase a mailbox sensor
- Make it clear you have a home security system
- Require signature on delivery
- Invest in a porch lockbox
- Install a video doorbell



Unfortunately, we got word of some vandalism that happened to our neighborhood elementary school. Antelope Trails' outdoor garden and educational space suffered devastating damage. Some wonderful community members spent many hours cleaning up the damage. If you know any information about this, please report it. Thank you!



Gleneagle North HOA
PO Box 1922
Monument, CO 80132-1922

PRESORTED
STANDARD
U.S. POSTAGE
PAID
MONUMENT, CO
80132
PERMIT NO. 57

Return Service Requested



Holiday
Tractor
Hayride
Date and times inside!



Cheers to
2022

GOLDEN
LIGHT
STRING
AWARDS

Details and judging dates inside!



Gleneagle North Homeowner's Association Board of Directors
(719) 488-5883 • P.O. Box 1922, Monument, CO 80132 • info@gnhoa.com
Please visit www.gnhoa.com for more important information.