

Gleneagle North Home Owners Association



Volume 20, edition 3

October 2019

From Your GNHOA President

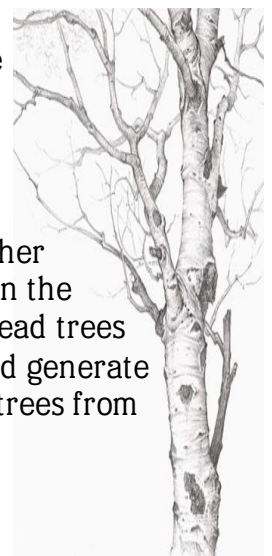
We had a great annual meeting and wish that more of you had been able to attend. The slides that were presented at the meeting are available in the Documents section of our website – www.gnhoa.com. Click on the Documents tab and then on Meeting Minutes.

We presented two assessment decisions made by the Board of Directors that will be of great interest to you, both of which are connected to repair of the damage to the storm water drainage corridor.

When the Common Area was turned over to GNHOA, it came with a requirement to maintain the storm water drainage system approved by the County. That means we don't have an option – we must make the repairs. Now that the first phase - the dredging of Jake's Lake - is completed and we are just waiting for the grass to grow, we must turn our attention to repairing the remainder of the damage to the corridor. The repairs will include dredging the second retention pond west of Gleneagle Drive and repairing damage to the channel between the bridge on the concrete walkway and the lower pond in early 2021. Because the volume of water that went through the corridor in 2013 was enough to reroute the channel and create 8-foot banks in some places, we will also install check dams to slow the flow of water to minimize washouts in the future. Details of the cost and the special assessment were shown on the presentation slides at the annual meeting, but again, can be found on the website. We will hold a special Homeowners' meeting in 2020 after we have completed the contractor selection process and have final cost figures. Please be on the lookout for information about that meeting in the future.

We also announced a \$25 per year increase in the Annual Assessment (collected at \$12.50 per billing period) starting in January of 2020 that will be restricted to use for repairs to the storm water drainage corridor in the future. We know we will have to dredge the ponds again at some point and we want to be able to do that without the need for a Special Assessment. The 2013 storm created a 100-year flood event and, while we should not expect to have that level of damage again with the check dams in place, we must prepare for the future. The attendees at the annual Meeting unanimously supported these two decisions.

Another issue that is looming throughout the GNHOA area is a rash of dying trees. The vast majority of those are Aspens, and they are dying for two reasons. The first is that Aspens naturally grow at and thrive at higher elevations and, while they can grow at our elevations of 6,500 to 7,200 feet, we are at the lower end of the range and the Aspens in our area seem to have a lifespan of 20-25 years, the age of most of the Aspens in our area. We are asking that you monitor your trees and take out any that have died. Dead trees are a violation of covenants in that they create an unsightly appearance. If you have dead trees, please understand that you are not alone - 20% of the homes in Filing 8 (the highest elevations in our area) have one or more dead trees on their property. We haven't canvassed the other filings, but we expect the situation is not limited to Filing 8. (You can see the Filing areas in the Maps section of our website.) We are exploring having a company come in and remove dead trees with the cost pro-rated by the number of trees each homeowner has removed -this should generate a significant discount and will probably be scheduled next spring when we can tell dead trees from dormant ones. We will let you know when we have firmed up details.



John Rickman, President, Gleneagle North HOA

Annual Meeting Synopsis



Thank you to all that attended our Annual HOA Meeting on September 18th! We appreciated your comments, feedback, time, and help making it a successful and short evening.

This year the meeting was held at our neighborhood elementary school, but we are currently looking for a new meeting location. We would like a more user friendly environment with better acoustics, technology options, and a more comfortable (climate controlled) environment. We always have the potential for a gymnasium-sized turnout, but the reality is that only 30-50 out of our 483 homes are represented each year. We would like to increase our attendance numbers substantially, but that is our reality. Since the fee for using our current location will be increasing, we feel a better location is needed. If you have a location suggestion that's not too far from our community, please send your ideas to info@gnhoa.com.

We would like to collectively thank those that participated with questions, feedback, and got acquainted with the neighborhood and filing locations. We welcomed Don Richardson to the Board as a new At Large Director, reelected Lisa Cole to her current At Large Director position, and Bob Dahl has volunteered to take over as our webmaster.

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!

2019 Green Thumb Awards

Thank you to all the homeowners that have been keeping up with weeding, trimming, and overall curb appeal. Your diligence is much appreciated! On August 3rd and 4th Green Thumb Awards were given out to the following:

Filing 3

Gary and Ileana Maxwell	15425 Copperfield Drive
Jarett and Amy Granich	15130 Jessie Drive
Phil and Keri Tunnah	15220 Steinbeck Lane
Paul and Karen Nelson	15145 Copperfield Drive

Filing 4

Steven and Heather Alcorn	15216 Paddington Circle
Mark and Cynthia Millardo	15450 Jessie Drive
Lorrie Gomez	15511 Jessie Drive
Gregory and Jessica Winslow	15263 Paddington Circle

Filing 8

David and Jo Ann Condie	15540 Benchley Drive
Brad and Ruth Miller	15575 Curwood Drive
Robert and Kiem Guffin	15735 Holbein Drive
Rob and Sue Hampson	15745 Holbein Drive

Filing 9

Fred and Melanie Seiter	14798 Pristine
Jim and M.I. Hopkins	14840 Pristine
Brendan and Linda Reilly	14990 Pristine
Cliff and Julie Weber	14980 Pristine



Treasurer's Notes

Semi-annual billing statements for HOA assessments, trash collection fees, and optional recycling collection fees are mailed to homeowners every January and July with payments due by end of February and August, respectively. We appreciate all the homeowners who provided prompt payments over past billing cycles! One concern is that the number of late payments and delinquent accounts has increased recently - please be diligent with paying on time to avoid late charges (\$10 per billing cycle), warning letters, lien filings, interest charges, and related legal issues. We are aware that some homeowners have requested electronic payment options for convenience. While GNHOA does not currently offer this due to service costs, we recommend that homeowners leverage their bank's online bill payment feature which is typically available for free. If you have any questions about statement charges or past due amounts, please email Treasurer Brian Bleike at treasurer@gnhoa.com.

Filing 3 Homeowners



Residents have told me they would like to beautify the southwest corner of Gleneagle Drive and Jessie Drive (across from the school). This corner appears really drab and unsightly, and it is on a main entrance to our neighborhood. If GNHOA has the funds available next spring we could possibly do something to beautify it such as maintenance-free landscaping with timbers, stones and shrubbery. We're thinking of getting some ideas and cost estimates from a landscape company, but first we would like some suggestions or design ideas from you, the residents. Please send any ideas to Filing3@gnhoa.com.

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.

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.

FALL LAWN CARE TIPS FOR COLORADO SPRINGS, COLORADO

- Choose the right fertilizer
- Fertilize your lawn because it gives the nutrients it needs for the upcoming winter
- Reduce the amount you water using a hose/sprinkler unit
- Aerate
- Clean up your yard
- Prepare your irrigation system for winter



Gleneagle North Homeowners Association

P.O. Box 1922, Monument, CO 80132-1922
(719) 488-5883 · www.gnhoa.com

On occasion we may need to send out an important message to homeowners. We encourage you to sign up for our infrequent GNHOA Alerts at www.gnhoa.com in the Links section.



Your GNHOA is a volunteer association. We appreciate you visiting our website periodically for answers to frequently asked questions and for meeting times and locations.



Bestway Disposal is now Green For Life



GFL Environmental Inc. is a leading North American provider of diversified environmental solutions. Recognized by our signature fleet of well-maintained, bright green trucks, we offer a robust, consolidated and sophisticated approach to meeting our customers' environmental service requirements.

- We will recycle all moving boxes and packing paper for free if you opt in for recycle services
- If your cans aren't visible, we will look for them
- If we are unable to find your cans, we will knock on your door to collect your trash
- We will always put the lids back on your cans
- We will clean up the area surrounding your cans after emptying them
- We position your cans so they will not blow away

GNHOA has a contracted rate. To request the optional recycling service, please call our message line at (719) 488-5883. Active websites: www.bestwaydisposal.com or www.gflenv.com



Holiday Tractor Hayride



Our annual Holiday Tractor Hayride is Sunday, December 15, 2019 from 5:30-7:30 p.m. This year we will start at the **Wescott Fire Station**. The tractor will chug around one of our Gleneagle North neighborhoods to see the Holiday cheer and enjoy some cookies and hot chocolate after. Homeowners getting in the spirit and decorating their homes have the chance to win one of the many Golden Light String awards! (See below). Please come dressed for a crisp winter evening: blankets, gloves, coats... *we have heard*, the more festive you are, the more fun you have. You are invited to enjoy some cookies and hot chocolate in the fire station garage after your hayride.

This fun event fills up fast, so make sure you call to get your spot!

Please leave a message with Kathy Nicholas, our neighborhood hayride reservationist at (719) 481-6677.

Please park along Jessie Drive east. This is a weather permitting event.

GOLDEN LIGHT STRING CONTEST

Please mark your calendars! The weekend of December 14th and 15th Filing Directors will be looking for festive Holiday participation throughout their neighborhoods. We hope you consider bringing jovial Holiday cheer around our GNHOA! You will receive a prize, you will get a "Golden Light String" yard sign to display proudly, and you will be mentioned in our spring newsletter. We look forward to seeing your creativity!



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

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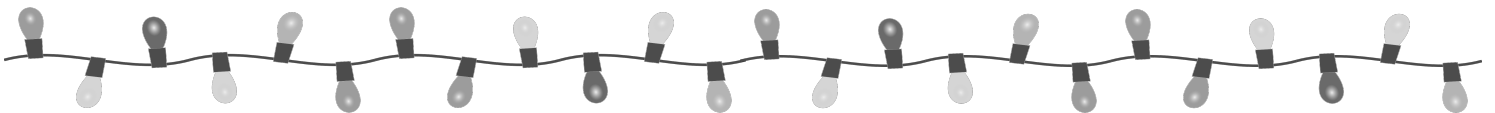
Wishing you a
**HAPPY
THANKSGIVING**
& Holiday Season



Golden Light String Contest



December 14th and 15th



2019 Holiday Hayride



December 15th

**Details
inside!**

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.