

# The Eagle's View



NEWSLETTER OF THE GLENEAGLE CIVIC ASSOCIATION

Volume 24, Issue 2

May 2015

## An Update on the Former Golf Course Property

Over a year ago, several of us formed the Gleneagle Coalition at the request of a key County official. Our specific objective was to serve as a single point of contact for the County regarding any future development of the former golf course property and to work to minimize impacts and maximize open space.

Since then, we estab-

lished a website, built an organization and a leadership team, and had three open meetings and several leadership team meetings. We prepared numerous memos and other papers, made many phone calls, and held several meetings with various County offices. We developed strong relationships with key people in all offices involved, including our County Commissioner,

and we have spoken and messaged regularly with the owner, who has been very cooperative and responsive.

We have coordinated with the four Home Owner's Associations that touch the golf course property as well as two other HOAs that are interested, and we built good working relationships with them. We have also maintained *(continued on page 4)*

### Special points of interest:

- SEEK APPROVAL FOR THOSE OUTDOOR SUMMER PROJECTS. MORE ON PAGE 3.
- PLAN FOR UPCOMING GLENEAGLE EVENTS. SEE PAGE 6.
- WESCOTT SUMMER SAFETY FAIR AND OPEN HOUSE IS SCHEDULED FOR JUNE 6.

## Around the Neighborhood



Spring is Here (photo by Teri Biedermann)



Winter Stillness (photo by Paulette Marine)

Did you snap a great photo of spring in our neighborhood? If so, we'd

love to feature it in *The Eagle's View*. Send images to [eaglesview@gleneagle](mailto:eaglesview@gleneagle)

[hoa.org](http://hoa.org) along with your name or your request for anonymity.

### Inside this issue:

THE EAGLE SPEAKS	2
ARCHITECTURAL REVIEW NEWS	3
TREASURER'S UPDATE	3
AN UPDATE ON THE FORMER GOLF COURSE PROPERTY, CONTINUED	4
NEIGHBORHOOD REPS UPDATE	5
UPCOMING GLENEAGLE EVENTS	6
COVENANTS CORNER	6
ROADS, SIGNS, AND DITCHES UPDATE	7
WESCOTT SUMMER SAFETY FAIR AND OPEN HOUSE	7

# The Eagle's View

---

## The Eagle Speaks



Kevin Deardorff  
President, GCA Board of  
Directors

“AS MORE  
INFORMATION IS  
MADE KNOWN  
ABOUT THE GOLF  
COURSE PROPERTY,  
THE GCA BOARD  
WILL SHARE THAT  
INFORMATION  
WITH THE  
COMMUNITY.”

Greetings GCA Neighbors,

It is hard to believe that it is already May. This year seems to be flying by. Before we know it, the Annual Garage Sale will be occurring (June 12-13) followed not far behind by the Annual Picnic in August. Planning has already begun for both events. If you are interested in helping out with the planning and execution of either event, please contact me or any other Board member.

I am sure that one topic on many people's minds is whether or not there has been any change to the status of the open space property. I wish that there was some news to share; however, as of this writing that does not seem to be the case. There was hope that a local developer team, which took into consideration the Community's desire to minimize any impacts of development and preserve open space, would follow through on purchasing the property. Unfortunately, that did not occur. This is a bit

disheartening because members of the GCA Board as well as Glen-Co representatives had invested much time and energy proactively keeping lines of communication open between the County, the community and other stakeholders. As it currently stands, we only know that another party is purchasing the property. As more information is made known about the golf course property, the GCA Board will share that information with the community.

On the topic of GCA Board administration, we have enacted some administrative policies which improve oversight and transparency of the GCA fiscal activities. Additionally, the budget attachments to the minutes on the website have been reformatted to be easier to understand. They, along with all of your GCA Board meetings' artifacts, are available at the GCA website ([www.gleneaglehoa.org](http://www.gleneaglehoa.org)). As always, GCA members are welcome, and even encouraged, to attend GCA Board Meetings to gain

insight into the management and administration of your homeowners association. If you would like some time to speak with the Board regarding an issue or concerns, we do ask that you please let us know at least 24 hours in advance so that the schedule can be adjusted to accommodate.

Lastly, even though it is only May, the next election for the Gleneagle Civic Association Board of Directors and Annual Members Meeting is only five months out. There are, I believe, three (3) Board positions which will be up for election/re-election. If you are interested in running for a position on your GCA Board, it is not too early to let any Board member know of your intention.

Respectfully,  
Kevin A. Deardorff  
President, GCA Board  
of Directors

## Architectural Review News

Section 138 of our community Covenants, Restrictions, and Charges (CCRs) requires that any changes in the exterior of a lot must be approved by the Architectural Control Committee (ACC). That means any kind of structure, landscaping, or fence must be approved prior to starting the project. It also means that any exterior change, such as painting, roofing, stuccoing, or any other project that changes the external appearance of a property must be reviewed by the ACC.

It is important to note that the CCRs provide up to 30 days for the review and approval process so please submit your project plans well ahead of time.

## Treasurer's Update

Hi neighbors. This is Shauna Naous, your GCA Treasurer. I hope that this finds everyone in Gleneagle enjoying this very typical Colorado spring mixture of snow and rain, and cold and warm temperatures. The saying certainly holds true this year: "If you don't like the weather, wait a minute!"

A large portion of you have made your 2015 GCA dues payments by the due date of March

We have streamlined the process significantly, but we sometimes get e-mails saying "The contractor is starting Monday, so I need your approval by tonight." That is not a reasonable amount of time for a thoughtful review; it is usually going to cause a delay, so please give us the time we need to help you do it right.

This time of the year we usually get a lot of requests for fences and sheds. Requirements for these are clear in the Rules & Regulations, and a quick review will help develop a plan we can approve. Generally, only split rail fences in the rear and side lots—not in front—are allowed. Permanent accessory build-

ings like sheds and greenhouses cannot be located within the setbacks.

Submitting your plans is easy—just do a detailed sketch, add some descriptions, and e-mail it to [architectural.control@gleneaglehoa.org](mailto:architectural.control@gleneaglehoa.org). We need to understand your project before we can approve it, so give us as much detail as you can. You can also always call for help, too. You can reach me at 719-651-3984, and I'll be glad to talk you through the process. Thanks very much for your cooperation in helping to keep Gleneagle a great place to live!

Kenneth Judd  
Chairman, Architectural Control Committee



Warmer weather means outdoor projects and opportunity to keep our neighborhood a great place to live!

31; however, there are still a number of you from whom payment has not been received. I will be sending out notices in the next few days, if not already by the time of this printing. I ask that you get your payment in as soon as possible. If you are receiving the notice of dues for the first time, it is possible that the original was sent via email to an address that may no longer be in effect. As such,

please be sure to update your email address on the payment form so that records may be updated and you receive timely notices. If you ever have any questions regarding your dues, please send me an email at: [treasurer@gleneaglehoa.com](mailto:treasurer@gleneaglehoa.com).

Cheers!  
Shauna Naous  
Chairman, Architectural Control Committee

THANK YOU FOR  
PROMPT  
PAYMENT OF  
YOUR 2015  
GLENEAGLE CIVIC  
ASSOCIATION  
DUES. IF YOU  
HAVEN'T PAID,  
PLEASE BE ON  
THE LOOKOUT  
FOR A NOTICE IN  
YOUR MAIL.

# The Eagle's View

---

## An Update on the Former Golf Course Property, continued



GlenCo has been active in discussions around the former golf course property.

“WE FIRMLY BELIEVE A PARTNERING RELATIONSHIP [WITH THE DEVELOPER] WILL HAVE A BETTER OUTCOME FOR THE COMMUNITY.”

*(continued from page 1)*  
a close line of communication with a local developer who pledged to work with us to meet our objectives.

There is no way to know how many hours have been expended on this effort by all of the committed volunteers, but it would surely be in the many hundreds of hours. From the beginning, we have been highly proactive and careful to keep the best interests of the community at the forefront of every meeting and discussion. Relatively few people stepped forward to help, but those who did have been tireless.

In February, a Denver developer entered into negotiations for the property and made a firm offer and escrowed earnest money in late March. The owner placed a contingency on the contract that he could opt out if he received a better offer within 30 days. He notified us of the offer and the contingency, and we immediately relayed that information to the local developer because we believed that we could work towards a good outcome for the community. The Denver developer maintained anonymity, so we were unable to have any relationship with that com-

pany at all.

It was a race to the May 1st deadline, but the local developer was unable to complete the deal. The Denver developer is now in the process of closing on the property.

As of this writing, we do not know who the developer is, but once we do, we intend to meet with them and attempt to develop a working relationship in order to achieve our community goals. We do know they have been provided our contact information. We firmly believe a partnering relationship will have a better outcome for the community—more so than the kind of bitter fight that we experienced in 2010. However, if we cannot establish an effective partnering relationship, then we will organize community opposition to any rezoning plan.

County officials have assured us several times that they will take our concerns very seriously and our opposition efforts will be substantive and focused.

Over this past year, we on the GlenCo team have received many calls and e-mails expressing support and appreciation for our efforts. Those messages and calls have provided fuel that kept us going

through some very difficult times as the scenario seemed to twist and turn in strange ways. Of course, there were some community members who were not going to be happy no matter what and who chose to take their frustration out on us. For those few, please know that we did the best we could for the community as a whole and will continue to do so.

As this situation with the former golf course property continues to unfold, we will keep everyone informed. If you have questions or are interested in volunteering your time for this cause, please contact either me or any of the GCA Board members.

Kenneth Judd  
Director, GCA Board of Directors  
Chairman, Architectural Control Committee

---

GlenCo is a “coalition of Gleneagle residents and community organizations with the common goal of preserving community open space.” If you wish to help with GlenCo’s mission, contact any of the GCA board members or access [www.gleneaglecoalition.com](http://www.gleneaglecoalition.com).

## Neighborhood Representatives Update

There's nothing like having that feeling of community when you move to a new neighborhood. Everything seems in an upheaval with the move, but then your Neighborhood Rep reaches out to share information and welcome you! That's a first impression that couldn't come at a better time!

It's nice when that NR lives on the same block. We even have a few block reps who have "back-up." If the Johnsons are out of town, then the Smiths deliver newsletters. We do still need reps for block #1, block #10, and block #23. Please contact Paulette to sign up! I'll bring you Wel-

come Packets for those new neighbors, too.

Paulette Marine  
 Neighborhood Rep Coordinator/Welcome Packet Manager  
 neighborhood.reps@gleneaglea.org



Our neighborhood representatives distribute newsletters and welcome packets.

## Recent Gleneagle Sales

by Jack Beuse

As of May 5th, there are 10 homes listed for sale in the Gleneagle area at an average listing price of \$353,390 including single family residences and patio homes.

Currently there are 15 homes under contract. These numbers include only those homes listed in the MLS, and may not include some For Sale by Owners. Selling price per square foot does not reflect any seller's concessions.

Date	Address	BR	BA	G	Yr Built	Finished Sq. Ft.	Total Sq. Ft.	Selling Price	SP/Sq. Ft.	Days on Market
5/01/2015	40 Rangely Drive	5	4	2	1991	3,474	3,841	\$368,000	\$ 96.84	52
4/24/2015	220 Holbrook Street	4	4	2	1993	2,515	2,546	\$281,750	\$110.66	7
4/15/2015	15335 Holbein Drive	5	4	2	1993	2,838	3,028	\$314,000	\$100.00	62
4/10/2015	15720 Holbein Drive	4	3	2	1998	3,380	3,380	\$292,400	\$ 83.21	12
4/10/2015	14790 Gleneagle Drive	5	3	3	1998	3,861	3,900	\$417,000	\$106.92	87
3/27/2015	340 Wuthering Heights Dr.	4	4	2	1984	2,113	2,189	\$290,000	\$132.48	38
3/27/2015	15252 Paddington Circle	3	4	2	1988	2,575	2,585	\$280,000	\$108.32	1
3/23/2015	385 Palm Springs Drive	5	4	3	1987	3,668	3,791	\$399,000	\$105.25	66
3/23/2015	925 Wuthering Heights Dr.	5	4	2	1991	3,160	3,200	\$325,000	\$101.56	235
3/13/2015	15510 Curwood Drive	4	4	3	1997	2,402	3,692	\$285,000	\$ 91.94	85
3/12/2015	15580 Holbein Drive	5	4	3	1993	3,836	3,863	\$326,000	\$ 84.39	33
3/06/2015	405 Cherry Hills Way	5	4	2	1987	3,723	3,769	\$349,080	\$ 92.62	55
3/02/2015	15420 Desiree Drive	6	4	3	1996	3,731	3,859	\$397,000	\$102.88	36
2/24/2015	14820 Pristine Drive	5	3	5	1997	3,703	3,896	\$392,000	\$100.62	145
Averages	2/1/2014 to 4/30/2014 9 Sold	4	3	2	1988	2,848	3,106	\$306,877	\$100.52	77
Averages	2/1/2015 to 4/30/2015 18 Sold	4	4	2	1992	3,133	3,333	\$326,568	\$ 97.22	104

Information Deemed Reliable But Not Guaranteed

# The Eagle's View

## Upcoming Gleneagle Events



Local events build community. Set a reminder for these highlights from the GCA.

Mark the dates on your calendars for these upcoming community events!

### Annual Garage Sale

The GCA Annual Garage Sale will run Friday and Saturday, June 12th and 13th, from 8:00am to 3:00pm (of course, you may set your own schedule). We will advertise the Community Garage Sale in the local newspaper(s) and online/social media avenues the week of and leading up to the event.

GCA maps will be available at either end of Gleneagle Dr. on the sale dates. GCA members participating in the sale and wishing to be listed as a sale site may sign up by emailing [secretary@glen eaglehoa.org](mailto:secretary@glen eaglehoa.org). If you can help with the planning of the Annual Garage Sale or have questions, please contact any member of your GCA Board of Directors.

### Annual Picnic

The GCA Annual Picnic

will be held in August at a date and location to be announced. Keep a lookout for details and information on our website at [www.gleneaglehoa.org](http://www.gleneaglehoa.org).

### Board Meetings

GCA members are welcome to attend GCA Board Meetings (please provide at least 24 hours notice so the schedule can be adjusted). The next Board meeting is scheduled for June 11 at 6:30pm at the Holy Trinity Anglican Church.

## Covenants Corner

Greetings Neighbors,

Based upon a recent community drive-through to observe and record covenant violations, it appears that, even though they have been stated many times in the past, another reminder of several of our community covenants needs to be reiterated.

1. Refuse containers / garbage cans must be stored in the garage or out of view from the street and adjacent properties. Please ensure proper storage (out of sight) unless refuse pick-up is that day/the next morning (Section 133 of the GCA Covenants).
2. Vehicles may not be parked in yards/on the lawn/along the road (Section 115 of the GCA Covenants).

3. Utility trailers, ATVs, UTVs, golf carts, etc. may not be kept/stored on a property unless they are kept in the garage or fully screened in a manner approved by the Architectural Control Committee (Section 137c of the GCA Covenants).

As Spring takes hold, many of us begin landscaping and home improvement projects. Please remember that any project changing the external footprint of a property or alteration to the external appearance of a home requires Architectural Control Committee approval before beginning the project. Sending an email to [architecturalcontrol@gleneaglehoa.org](mailto:architecturalcontrol@gleneaglehoa.org) will get you any information needed for approval

of a project (as long as it doesn't violate our covenants). Failing to do so can result in a violation notice and subsequent enforcement actions.

Lastly, regarding GCA-compliant mailboxes; we have been fortunate to have found a local company that can build mailbox stands to the community standard and, for an additional fee, will even install them. For those desiring or needing to replace their mailbox stand, an email to our Roads Signs and Ditches committee ([roads@gleneaglehoa.org](mailto:roads@gleneaglehoa.org)) can put you in touch with the company offering this service.

Kevin A. Deardorff  
Chairman, Covenants Control Committee

IF YOU NEED A REPLACEMENT MAILBOX STAND, SEND AN EMAIL TO OUR ROADS SIGNS AND DITCHES COMMITTEE, AND YOU'LL BE CONNECTED WITH THE SERVICE COMPANY.

## Roads, Signs, and Ditches Update

As spring will soon turn into summer, we will be starting our massive sign replacement project. 227—that is the number of street signs in the GCA. Our new sign signs will be larger than the current signs; you may have noticed some of the new ones popping up (like at the corner of Gleneagle Drive and Candlewood Court). The largest sign is going to be 8 inches tall and 5 feet long!!! (Wuthering Heights Drive and Bermuda Dunes Way.) Because of this, none of the current wood sign backing will work, and new backings need to be made. I learned quite a few interesting facts after meeting with Frank Biggerstaff, the El Paso County Sign Manager. El Paso County has an instrument to measure the “reflectivity” of street signs. Each sign has a planned life time of five

years and will be tracked to ensure timely replacement. Each sign is coded, and they know exactly where each sign goes. When I became the Roads, Signs, & Ditches chairman, I had no idea there was so much involved with road signs.

We have been fortunate to have Rew Woodbury volunteer to do some of the sign replacement as his Eagle Project for his BSA Eagle Scout promotion. Because the neighborhood is so large and there are so many signs, we have broken the GCA into multiple areas. The GCA will pay the cost for all the materials for the project, but Rew is responsible for all the planning and execution for building the new wood sign backing and getting them installed. This is going to be a big project, but Rew has a great handle on it as it

moves forward. In addition, several other Scouts have expressed interest in helping with sign installation in other sections of the neighborhood. This is a win-win for both the Scouts and the GCA. The scouts get the opportunity to plan and execute an involved project without the need for extra fund raising to pay for materials, and the GCA gets our new shiny signs installed with minimal cost.

We have also been given permission from El Paso County to sell the old street signs as a GCA and charity fundraiser. So if you have your heart set on hanging the Desert Inn Way sign (or any other road sign) in your garage, be sure to attend the GCA annual picnic!!

Craig Jasper  
Chairman, GCA Roads, Signs, & Ditches Committee



227 new street signs will be installed soon, thanks to help from local Scouts.

## Wescott Summer Safety Fair and Open House

You're invited! The Wescott Fire Department will be holding its annual Summer Safety and Health Fair and Open House on Saturday, June 6th.

At this event, various vendors and professionals will be on hand with demonstrations and information on fire safety, aquatic safety, health topics, wildland interface issues, and driver safety. Alive at 25 and the

Penrose Blood Bank will also be participating, as will many more vendors and organizations. The Wescott firefighters will be giving tours of the station and the department apparatus.

This Summer Safety and Health Fair will be from 10:00am to 2:00pm at the Wescott Station 1, 15415 Gleneagle Drive. If you have any questions or

would like any further information, please contact the station at 719-488-8680.

Bring your family and friends, and join us for this educational and fun event that is sure to be appreciated by all ages. We look forward to seeing you there!

Brian Crawford  
Firefighter EMT

“VARIOUS VENDORS AND PROFESSIONALS WILL BE ON HAND WITH DEMONSTRATIONS AND INFORMATION ON FIRE SAFETY, AQUATIC SAFETY, HEALTH TOPICS, WILDLAND INTERFACE ISSUES, AND DRIVER SAFETY.”



## The Eagle's View

### GLENEAGLE CIVIC ASSOCIATION

#### Board of Directors

**President:** Kevin Deardorff  
president@gleneaglehoa.org

**Vice President:** Roger Loudon  
vicepresident@gleneaglehoa.org

**Treasurer:** Shauna Naous  
treasurer@gleneaglehoa.org

**Secretary:** Melissa Seidenberg  
secretary@gleneaglehoa.org

**Members at Large:** Michelle Fisher, Craig  
Jasper, Ken Judd

#### Committees

**Architectural Control:** Ken Judd  
architectual.control@gleneaglehoa.org

**Covenants:** Kevin Deardorff  
covenants@gleneaglehoa.org

**Neighborhood Reps:** Paulette Marine  
neighborhood.reps@gleneaglehoa.org

**The Eagle's View:** Ashley Nedbalski & Rhonda  
Spradling  
eagles.view@gleneaglehoa.org

**Roads, Signs, & Ditches:** Craig Jasper  
roads@gleneaglehoa.org

PO Box 31  
Monument, CO 80132

General Email:  
info@gleneaglehoa.org

Website:  
www.gleneaglehoa.org

Thank you for supporting our  
advertisers!

For ad information, email:  
eagles.view@gleneaglehoa.org

#### *Gleneagle Sertoma Presents Spirits of Spring*

**A Wine and Food Tasting with Live & Silent Auction**  
Pro Rodeo Hall of Fame, Rockrimmon & I-25  
Saturday, May 16, 6pm - 9pm

\$60 per person (\$100 for two)  
Proceeds to benefit *The Home Front Cares, Silver Key Senior  
Services, and Tri-Lakes Care*  
For ticket information or Silent Auction Donations, contact  
488-9879 or [gleneaglesertomaclub@gmail.com](mailto:gleneaglesertomaclub@gmail.com)

Jack Beuse  
.com



Jack Beuse  
Colorado Springs  
cell (719) 332-6807  
Jack@JackBeuse.com

CRS  
GRI  
MRE  
CIPS  
CDPE  
E-PRO

**PARADIGM**  
REAL ESTATE

## Gleneagle Sertoma

Do you have the time to help  
others and enjoy your time  
doing it? Give me a call!



Jack Beuse  
VP Membership

Email: jack@jackbeuse.com  
Cell: 719 332 6807

## Tao's Oriental Cuisine



13888 Gleneagle Drive  
Colorado Springs, CO  
80921  
(across from Loaf & Jug gas  
station)  
(719) 481.3418