

The Eagle's View



NEWSLETTER OF THE GLENEAGLE CIVIC ASSOCIATION

Volume 25, Issue 3

August 2015

Annual GCA Meeting, Call for Board Candidates

Time is quickly approaching for our Annual GCA Membership Meeting and election for the Board of Directors. There are three seats on the Board of Directors up for election/re-election.

Becoming a member of your Board of Directors is an enriching experience which allows one to help shape the vision of the GCA community and play a crucial role in its governance.

What does it take to be a member of an HOA Board? The most effective HOA Board members are those who un-

derstand that their duty is to the entire GCA community of 647 homes, and not just to their immediate neighborhood. Duties must be carried out in such a way that the entire community is considered; not the needs or interests of just one area, one person, or one group or a single issue. The governing documents and Colorado State Statutes drive Board decisions, not personal agendas, preferences, or biases. Where judgment is called for, which is often the case, personal agendas must

be set aside. If a Board member is personally involved in a Covenants or ACC issue, that person must be recused from decision-making. In other words, a Board member must be objective. The least effective Board members are those who with a personal agenda, or out of a sense of power or a desire to control, rather than to lead. In short, a Board position in the current regulatory environment is a servant leadership role.

The Annual GCA Members Meeting and Board of Directors election will be held on October 15, 2015. Please mark your calendars and make an effort to attend this year's Annual Meeting. If you are interested in being a candidate for the upcoming election, you may send an email with a short biography to secretary@gleneaglehoa.org or contact any GCA Board member.

Kevin A. Deardorff
President, GCA Board of Directors

Special points of interest:

- THE GLENEAGLE GOLF COURSE HAS BEEN PURCHASED. SEE PAGE 2 FOR LIMITED DETAILS.
- PLAN FOR UPCOMING GLENEAGLE EVENTS. SEE PAGE 6.
- SUBMIT YOUR COMMUNITY SERVICE AWARD NOMINATIONS, PAGE 7.
- GLENEAGLE'S NEW STREET SIGN PROGRAM IS IN FULL SWING. CHECK OUT PAGE 7.

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Around the Neighborhood



Momma and baby

Did you snap a great photo capturing summer in our neighborhood? If so, we'd love to feature it in *The Eagle's View*. Send images to our email along with your name (or request for anonymity).

The Eagle's View

The Eagle Speaks



Kevin Deardorff
President, GCA Board of
Directors

“OUR NEXT
COMMUNITY
EVENT WILL BE
THE ANNUAL
PICNIC/POTLUCK
ON SEPTEMBER
27 AT FOX RUN
PARK.”

Greetings, I hope this finds everyone well. The summer is in full swing and your GCA Board of Directors has been quite busy over the past three months. Our annual garage sale in June was a success considering the parade of vehicles snaking through the neighborhood. Thanks go out to all who volunteered their time preparing for the event and to those who participated.

Our next community event will be the Annual Picnic/Potluck taking place on September 27 at Fox Run Park. RSVP requests will be going out via email near the end of this month. Anyone interested in helping out with planning events for the picnic may send an email to info@gleneaglehoa.org. Last year's picnic was a great event and we'd like this year's to be even

better. Famous Dave's will once again provide the main course and there will be live music, games, door prizes, and a brief town hall forum.

In the near future you will be seeing some new signage going up in the community. Our Roads, Signs and Ditches committee in concert with some community volunteers will be replacing the community street signs and stop signs with larger, more visible signs. See the Road, Signs and Ditches article for more information.

As many of you know, we were informed last month that the sale of the former golf course completed and that there is a new owner of the property. It is worth noting that the open space area is private property and the new owner has not given permission to access or use the

area. With regards to the future, we don't have any specific information at this time other than what was in the email sent out via the info@gleneaglehoa.org mailbox. As soon as more information is known and/or community meetings/town halls are scheduled, we will share that information.

With the GCA Annual Membership Meeting and Board of Directors election coming up in October, it just dawned on me that this may be my last article as Board President. I would like to thank the other Board members for the great work they have done and continue to do for the GCA Community.

(continued on page 4)

Architectural Review News

The Covenants and Rules & Regs documents are posted on the GCA website and are easy to find. As property owners within a covenant-protected community, we are all bound by those standards. However, when the ACC gets project proposals that are not consistent with the requirements, our usual practice is to “Pend” the project proposal, returning to the owner with suggested adjustments to make the project compliant with requirements. Most people make the required adjustments, resubmit, and the approval process goes smoothly from there. However, we also get community members that express why they should not be held to the same standards as everyone else. We as a community need to respect the covenants, or the volunteer Board evaporates.

We thank you for your cooperation, as,

compared to the architectural review process in other HOAs, our process is easy, efficient, and speedy. Done entirely via e-mail, with no forms to fill out, the process rarely takes more than a few days.

The process for being approved to deviate from the covenants – that is, the variance process – is spelled out in Section 143 of the covenants and is considerably more complicated than a routine approval., requiring a lengthy review by the entire Board. Keep in mind, a variance will only be granted when there are “*exceptional and extraordinary circumstances,*” that would result in, “*unnecessary hardship*” (Section 143) if the owner is required to abide by the particular covenant requirement. (Inconvenience does not count!) After all, a variance is approval to deviate

from the covenants and should not be a casual process. We developed a set of forms to make it easier to understand the process and apply for a variance but the standards for approval are high and the Board is required by a duty to the entire community to apply those standards.

So, please – review the GCA covenants and the GCA Rules & Regs before submitting your request or just call me personally and I will help you put together a project request that will get approved quickly. Thanks for your cooperation!

Ken Judd
Chairman, GCA
Architectural Control
Committee

Phone: 488-1474
Email: Architectural.Control@gleneaglehoa.org



The Covenants and Rules & Regs documents are posted on the GCA website and are easy to find.

“SEND US AN EMAIL AND WE’LL HELP YOU PUT TOGETHER A PROJECT REQUEST THAT WILL GET APPROVED QUICKLY.”

The Eagle's View

Eagle Speaks (continued from page 2)



The Annual GCA Members Meeting and Board of Directors election will be held on October 15. Contact any board member if you are interested in candidacy.

Very few people are aware of the time spent and sacrifices made by members of the Board and I am very grateful to have worked with them for the past two years.

As we move for-

ward, I and the rest of your Board hope to continue our efforts in promoting the goals of increased transparency, improved/increased community involvement, addressing community concerns,

and helping to ensure that the GCA Community continues to be a great place to live.

Kevin A. Deardorff
President, GCA Board of Directors

A shout out to all the volunteers who work hard to keep our community the fabulous place it is.



Covenants Corner

“BECOMING A MEMBER OF YOUR BOARD OF DIRECTORS IS AN ENRICHING EXPERIENCE WHICH ALLOWS ONE TO HELP SHAPE THE VISION OF THE GCA COMMUNITY AND PLAY A CRUCIAL ROLE IN ITS GOVERNANCE.”

It has been a very busy quarter for the Covenants Committee. As of this writing, there have been 125 violation notices generated this past quarter. The majority of the violations were vehicles parked in the road or in yards. There were also quite a few issues of trailers stored in yards or driveways. A refresher of sections related to those issues was provided

in the May Eagle's view, so I will not bore you with repetition.

However, one reminder that is necessary is the fact that there is no 'relaxing' of the Covenants on weekends. There have been numerous instances of residents leaving (or letting guests leave) vehicles on the road during the weekends, often blocking the right of way. This practiced

violates the walkers, runners, bicyclists and resident commuters. We ask that vehicles only be parked on the driveway or in the garage or other GCA approved parking area (i.e. Architectural Control-approved bordered, rock or gravel pad next to the driveway near the garage).

(continued on page 6)

Neighborhood Representatives Update

A fun evening was had by all who attended our annual Neighborhood Representative Appreciation Event this year at Uncle Buck's! We relaxed, indulged in a yummy buffet and connected with fellow Neighborhood Reps along with their friends and spouses. The event was attended by several Board members and other GCA volunteers, including the editor of this newsletter. We look forward to seeing you at next year's gala event so that we can officially thank you for all that you do for

our community! The GCA would also like to extend a special thank you to former Neighborhood Representatives, the Killians and the Gordons, for their years of service to Gleneagle.

We have a few blocks that are without a Neighborhood Representative. If you live on one of these blocks and can help, we would love to have you on the team! They are blocks #1, #10 and #23. Block #1 is located on the southern most part of Westchester Drive and west of Gleneagle

Drive. Block #10 is at the end and then dead end of River Oaks Drive. Block #23 is all of La Jolla Place and a small section of Wuthering Heights Drive west of La Jolla Pl. Please contact me for more information.

Enjoy these warm summer days in this lovely place we are lucky enough to call home!

Paulette Marine
Chairperson, GCA Neighborhood Representatives Committee

Recent Gleneagle Sales

by Jack Beuse

As of August 5, there are 10 homes listed for sale in the Gleneagle area at an average listing price of \$364,519 including single family residences and patio homes. Currently there are 8 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 do not reflect any seller's concessions. square foot do 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 Mar-
8/04/2015	15335 Steinbeck Lane	4	3	3	1996	2,886	2,886	\$340,000	\$117.81	31
7/31/2015	14770 Gleneagle Drive	4	4	3	1991	3,455	3,768	\$359,900	\$ 95.51	74
7/30/2015	505 Rangely Drive	5	4	2	1986	2,758	2,927	\$316,700	\$108.20	47
7/24/2015	15420 Holbein Drive	5	4	3	1988	3,341	3,400	\$329,900	\$ 97.03	19
7/21/2015	415 Picasso Court	4	3	2	1986	2,931	2,931	\$332,000	\$113.27	7
7/15/2015	15020 Hilton Head Court	3	4	2	1988	2,233	2,815	\$323,000	\$123.52	75
7/07/2015	75 Palm Springs Drive	5	3	2	1990	2,944	3,464	\$365,000	\$ 96.68	14
6/29/2015	14825 Gleneagle Drive	5	4	2	1986	2,067	2,724	\$375,000	\$100.03	31
6/29/2015	345 Rangely Drive	5	4	2	1986	3,253	3,313	\$285,000	\$ 86.02	421
6/29/2015	15165 Chelmsford Drive	3	3	2	1986	1,752	1,752	\$220,000	\$125.57	49
6/22/2015	13935 Westchester Drive	4	3	2	1983	2,690	2,752	\$370,000	\$134.45	18
6/19/2015	15445 Desiree Drive	4	4	3	1998	4,035	4,218	\$417,000	\$ 98.86	70
6/18/2015	15330 Holbein Drive	4	3	2	1987	1,898	1,898	\$249,000	\$100.00	32
6/12/2015	14545 Latrobe Drive	5	3	2	1993	3,972	3,972	\$423,500	\$106.62	67
Averages	5/1/2014 to 7/30/2014 20 Sold	4	3	2	1988	2,848	3,106	\$306,877	\$100.52	77
Averages	5/1/2015 to 7/30/2015 29 Sold	4	4	2	1992	3,133	3,333	\$326,568	\$ 97.22	104

Information Deemed Reliable But Not Guaranteed

The Eagle's View



Help keep our neighborhood safe, clean and beautiful!

Covenants Corner *(continued from page 4)*

With all of the rain that we've had thus far this year, anything that was going to grow/sprout leaves has done so by now. If you have a dead tree, we ask that you survey and remove them. Not only are they unsightly, but they can pose a danger due to the high

winds common to this part of Colorado.

I do want to thank the volunteers who have come on board this year and are helping out with the monthly covenants checks. For a long time the Covenants Committee was a 'committee of one'. If you are interested in

volunteering on the Covenants Control Committee, please send an email to covenants@gleneaglehoa.org expressing your interest.

Kevin Deardorff
Chairman, GCA Covenants Control Committee

Treasurer's Update

Thank you to those of you who have sent in your annual dues! We have not received payment from a number of you, so please send it in as soon as possible. Feel free to contact me regarding your dues at treasurer@gleneaglehoa.org.

Three dues notices have been sent, of which, the last two were sent via mail, and the first notice was also sent to those for whom we have an email address. If you are not receiving emails from GCA (dues notices, newsletters, etc.), ensure that

info@gleneaglehoa.org is not blocked or placed into spam, then send an updated email address to the above address.

Shauna Naous
Treasurer, GCA Board of Directors

“THANK YOU FOR YOUR PROMPT PAYMENTS OF YOUR 2015 GLENEAGLE CIVIC ASSOCIATION DUES.”

Upcoming Events



- **September 27: Annual Picnic at Fox Run Park**
- **October 15: Annual GCA Meeting and Board of Directors Election**

Roads, Signs, and Ditches Update

Our sign replacement project is in full swing. Rew Woodward, a soon to be BSA Eagle Scout, has installed the first batch of signs. If you drive up or down Wuthering Heights Dr., you have probably noticed bright new shiny street signs. Over the last several weekends, Rew and his crew of Boy Scouts and volunteers have been busy cutting, building, staining, and installing the new signs.

We are lucky to have another soon to be Eagle Scout in the community, Mark Vance. For his Eagle

Scout project, he will be installing another section of signs.

These new signs are important for our neighborhood. Besides bringing our signs up to current standards, it shows our Gleneagle pride. By my estimate, the two scouts will install about 60-70% of the 227 signs in the neighborhood; this is a huge effort and they're doing an amazing job! Another 60-plus signs remain. Please let me know of interested in volunteering. The GCA has made a commitment to El Paso County to have the new signs in-

stalled, and we'd like to avoid hiring a contractor to do the rest.

We are selling some of the old street signs at our upcoming annual picnic. If you'd like a vintage piece of Gleneagle, drop me an email. I will even reserve your favorite sign for you. The proceeds from the sale will be split by the Boy Scout Troops and the GCA.

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



Look for new, shiny, more reflective street signs popping up around the neighborhood!

Call for Community Service Award Nominees

The GCA Community Service Award for Excellence in Volunteerism and Service to the GCA Community is awarded annually to a GCA member who has stood out as a community volunteer or has had a powerful impact on the community with their service to the community at

large. The GCA Board is now accepting nominations for this prestigious award, which will be awarded at our Annual Meeting in October. If you know of someone deserving, please send us an email along with name and their services/contributions to the community.



Email your Community Service Award Nominations to info@gleneaglehoa.org.

“HELP RECOGNIZE
SOMEONE WHO
SERVES TO HELP
KEEP OUR
COMMUNITY
ONE OF THE VERY
BEST! SEND YOUR
NOMINATION TO
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The Eagle's View

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