



THE

The Glenmoor Trail Homeowners Association Newsletter

FEBRUARY 2016

Recent Updates

Street Lights

Have you noticed the new street light on the first bend of the road to the entrance? A big thank you to our Glenmoor Trail Homeowners Association and Gulf Power for making that happen!

Is a street light near where you live not working properly or not working all? It's easy to get it reported so that Gulf Power can come out and repair it! You can report the pole number (letters/numbers on a small metal disc on each pole), the nearest address to it, or an easy interactive map to locate and report the issue to Gulf Power. To report the problem, simply visit <http://www.gulfpower.com/community/streetlightout.cshtml>. Once you begin locating the problem light, the program is easy to follow and it is quick and easy to use. Then before you know it, Gulf Power will be out to fix the problem. 😊



Newsletter Input

Your input to this newsletter is very important. If you have article ideas, pertinent information, news, or announcements and would like it included in this newsletter please contact any member of the Board of Directors!



Subdivision Entrance

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Community YARD SALE

Friday April 29th and Saturday April 30th!
7:00 am to 12:00 pm

Please plan to participate in a Spring community-wide garage sale! We will be setting up signage and advertising this sale.



Chickens as pets have become so popular! Escambia County allows all residents to keep chickens, as long as it is not against any HOA rules. We are considering modifying our by-laws to allow residents to keep a small number (3 to 5) number of hens. What do *you* think? Feel free to share your opinion by email to a board member or on our *unofficial community Facebook page*: <https://www.facebook.com/groups/1006882812698337/>



Not many of us welcome a knock on our door from someone from outside our little community trying to sell us something (security alarms, TV cable, etc.). Even though we have a "No Solicitation" sign at the front entrance, one of the best ways to try and keep sell's persons from knocking on your door is to place a "no soliciting" sign on your door or near your door where it can be seen. There are many attractive signs that can be purchased so that they do not look so commercialized but get the message across. Another way to just tell the person who is trying to sell you something that we do not allow soliciting within the subdivision by folks who do live in our little community.

From the Treasurer

Neighbors that do not pay their annual home owner's assessments and other fees create a financial hardship for the entire neighborhood!

There are many expenses associated with keeping Glenmoore Trail beautiful and safe.

If assessments are left uncollected, the Association must decide to either cancel these services or tap into our critical reserve funds.

Both of which are alternatives that are not fair to those property owners that pay their assessments on time.

If you are one of the homeowners who have not paid your 2016 homeowners assessment, please due so right away.

Scott Brauneis
Treasurer



Making Exterior Improvements

Are you thinking about making exterior improvements or changes to your home?

Please **BE SURE** to contact the GTHOA BODs with a written request **BEFORE** making any and all changes! Please include a specification drawing with your letter of request.

Please note...approval from the GTHOA BODs does not preclude the requirement of obtaining all applicable county permits and inspections for your project!

Make it easy on all of us...get your approval from the GTHOA BODs first!

Our Website

Our GTHOA website can be found online at:

<http://glenmoor-trail-homeowners-association.org/>

We hope to make the website our primary source to disseminate news and information.

You are able to review our covenants, get contact information, review upcoming events and sign up for volunteer community opportunities!

Bookmark the page and check back frequently for updates!



Bowling Green Way

Sheds and Outbuildings

With a lot of new residents within the subdivision, it has been brought to the board's attention that this might be an area that needs to be re-addressed. For many of us who have lived here for more than a few years this subject seems to come up from time to time and basically it is really pretty simple. Since we do not have a formal Architectural Control Committee the Board of Directors acts in this capacity.

Out covenants, conditions and restrictions have guidelines for submitting a request to put a structure (shed) or exterior addition to or change to. It also states "specifications showing the nature, kind, shape, height, materials and locations of same shall have been submitted to and approved in writing by the Architectural Control Committee as to harmony of exterior design and location in relation to the surrounding structures and topography and compliance with the intent of these restrictions."

The issue becomes what kind of material structure should be made of to keep that harmony of exterior design? From the very onset of the subdivision and even while the builder had control of the Board of Directors that meant that the exterior of the structure would match that of the home where it was located. Meaning brick or stucco depending on which material was used on the house on each lot.

As a reminder Florida State and Escambia County both have requirements for lawn type sheds. Permitting may be required based upon the size and type of shed in question. A couple of web sites that you find helpful are provided.

http://myescambia.com/sites/myescambia.com/files/BID_LawnShedFAQ_0.pdf

<http://myescambia.com/sites/myescambia.com/files/LawnStorageShedStandardDetails.pdf>

Parking...

Parking can be an issue and temporary parking on the street is fine. Please ask your guests to be mindful of where they park so as not to block a driveway or cause one of your neighbor's undue difficulties in entering or exiting their driveway. It pays to be courteous. Also, please do not park on lawns. Please park only in your driveway or temporarily on the street.

Fence maintenance and repairs...

As a reminder, it is the owner's responsibility of each lot that maintains a fence on their property to keep the fence in a neat, clean and in an attractive manner; repairs thereto shall be performed with diligence. If you own a fence please walk your fence line and look it over for needed repairs. There are a number of fences that abut the walking trail with loose, missing, or warped boards, and fencing that leans onto the trail all of these could cause injury to your family, friends and neighbors who use the trail. Let's be safe and take care of those issues before someone does get hurt.

Recent resident complaints....

- Trash at the front entrance. Soda & alcohol bottles/cans, fast food wrappers, coffee cups and such seem to wind up in the street or on the grass either as you come into or leave the subdivision. Remember, the front entrance is the first thing folks see when they pull in and keeping it clean is a way to show that we take pride in our neighborhood and where we live. If you see trash, take a moment and pick it up.
- Dogs not being curbed. Please be courteous and pick up after your dog as not only is the dog doo unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter. It is important to remember to immediately clean up after your pet. Take along a baggie with you to pick up waste with and then dispose of it properly. By taking a few simple steps to clean up after your pet, you can contribute not only to the beautification of our community, but also towards the elimination of one of the most irritating nuisances in our community.
- Barking dogs. If your dog(s) enjoy hearing themselves bark, please remember that your neighbor may not enjoy it or may be trying to sleep. Not everyone works the same hours and dogs that continually bark prevent your neighbors from resting comfortably.

GTHOA

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Contact Us!

Dale Crabtree,
President

Clint Blackmon
Vice President

Scott Brauneis
Treasurer

Cyndee Brown
Secretary

Vicki White
Director-at-Large

Please feel free to contact any member of the GTHOA BOD at any time with questions or concerns about our neighborhood!

Our contact information is on the website at <http://glenmoor-trail-homeowners-association.org>

PLACE
STAMP
HERE