



# THE TRAIL

The Glenmoor Trail Homeowners Association Newsletter

August 2015

## Welcome

We are proud to be able to once again distribute *The Trail*...the newsletter of the Glenmoor Trail Homeowner's Association (GTHOA). While this newsletter is an important source of communication between the homeowners and our association, it also contains valuable information for the non-owners, visitors, and guests of our community.

As always, if you have any questions or concerns about the contents of this newsletter, please do not hesitate to contact any Member of the GTHOA Board of Directors (BODs) for clarification.

## Newsletter Input

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

Additionally, if you own your own business, be sure to put that on our website at <http://glenmoor-trail-homeowners-association.org/gthoa-business-owners/>, a handy resource when we are looking for a contractor to make repairs to our beautiful homes!

*What do you think about a community bulletin board? A place where you could swap/sell items and even list planned garage sales? Please submit your feedback on the website!*

*Vicki White, D-a-L*



Subdivision Entrance

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A view of the trail

## From the President

First we want to say welcome to our new homeowners and residents. We trust you will find our little subdivision a friendly and safe place to live and enjoy. Please take a moment to get to know your neighbors.

To our friends and neighbors who have moved on or about to move on we want to wish the best of luck to you in whatever the next adventure that life has to offer.

I do ask that every homeowner and resident to take a moment from their busy schedules to read the GTHOA Covenants. They have serviced us well for the past 15 years and we ask that everyone do their very best to abide by them. For easy reference, they are available on our web site.

### A new street light is coming!

We have taken steps to finally get the county to approve and install a new street light at the "the curve" of Mountbatten as you enter and exit the subdivision. We need to decide which payment system will be in the best interest of our homeowners: a monthly bill or a payment through each homeowners MSBU. More on this later will be posted on line and a letter will be mailed to each homeowner. This will be our major agenda item in our upcoming Board of Directors meeting.

A big thanks to Cliff Blackmon in taking care of the tree that needed to be removed for this project to move forward.

### Repairs to the front entrance

As many of you know our front entrance sign (flower bed) was seriously damaged in May by a "hit and run" driver. Initially I contacted a number of contractors in an attempt to get quote on how much this would cost to repair, however there were few responses due to the job's small nature, so I and a couple of your neighbors have volunteered to repair it. The first step was to install new sprinklers in the flower bed itself and that has been done. We now need to replace the light that was torn out and then rebuild the walls of the flower bed. As we all work, this job is being done in our spare time and we are just waiting for the cooler weather to return and we will get it repaired and looking as good as ever.

### Board of Directors meeting

We will be having a BOD meeting soon and as always every homeowner is invited. A notice will be mailed to each homeowner with our agenda as well as a notice will be posted as you exit the subdivision.

Again, welcome to all our new neighbors and we look forward to meeting you on the trail! Dale Crabtree, President

## Our Website

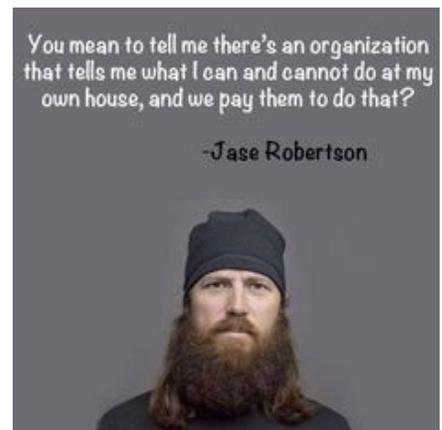
Our GTHOA website can be found online at:

<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!



## 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!

## Volunteers Needed!

Much of work done within the subdivision for the common areas (trail and entrance) is done with the gracious efforts of our volunteers.

This helps us keep our operating costs down with in turn helps us keep our annual dues at a minimum.

Visit our web site to see what kind of projects need to be done and if you have the talent and time to do any of it please contact any of the board members so we can get these projects completed.



Byron Place entrance (before the new fence was installed!)

## From the Treasurer

### Current Financial Status

As of July 31, 2015, the GTHOA has a total of \$21,428.35 for both the reserve fund and normal operating fund.

The reserve fund is \$13,050.00 to meet any unexpected expenses (such as the fence repair in 2014) and the remaining \$8,378.35 is to meet normal, reoccurring expenses.

As of July 31, 2015, our normal, reoccurring expenses have totaled \$6,943.17.

In addition, we still have 6 members that need to pay their 2015 homeowners assessments.



Delinquent/  
Unpaid  
Assessments

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 2015 homeowners assessment, please due so right away.

Scott Brauneis  
Treasurer

### Garbage and Recycling Cans

We continue to have homeowners who are not storing their garbage containers and recycling containers properly. Our Declaration of Covenants, Conditions and Restrictions for Glenmoor Trail states, "Garbage containers shall be kept in a safe and sanitary manner, and shall be placed in a non-visible area at all times except when being serviced for pick-up." Please be a good neighbor and keep your cans out sight except on Tuesday, our scheduled pickup day.

Please place your cans in your garage or behind your fence. If you don't like either of those two options, we recommend walking around the neighborhood to get some other ideas as to how to hide your refuse cans. Acceptable solutions are inexpensive and easy to do! If you need ideas, contact a GTHOA BOD member for help.

### Recreation Equipment

As outlined in Our Declaration of Covenants, Conditions and Restrictions for Glenmoor Trail section 16 states; "No boats, trailers, motor homes, campers or other recreational vehicles shall be parked on any lot unless done so in such a manner as to not be visible from the street." We understand that a vehicle may need to park in preparation of a trip or outing as well as upon return from such event but these are just temporary time periods and as such these vehicles need to be put out of view of the street as soon as possible after an outing.

### Curb Your Dog

Dog owners, please be courteous and clean up after your four-legged family member on the trail and in the neighborhood. No one likes to step into an unexpected surprise!

## Contact Us!

Dale Crabtree,  
**President**

Patricia Floyd  
**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