



THE TRAIL

The Glenmoor Trail Homeowners Association Newsletter

SEPTEMBER 2017

Neighborhood Security

Home and neighborhood security are important topics for most homeowners. This is because residential crimes, such as burglaries and home invasions, are very real threats not only to one's property, but also to one's personal safety. People want their homes to be their safe havens, where they can relax and feel secure. The best way to achieve this sense of security is to take every step possible to ensure the safety of their home environment. This is accomplished when people implement specific security measures that will protect their home and make their neighborhood a safer place to live.

Home Security Securing one's home can protect them from thieves who are interested in stealing personal property, and from criminals who may have more sinister and dangerous intentions. Remember to always keep cars parked outside locked. Deadbolt locks on all doors and securing garage doors with padlocks are two basic methods of home security. Installing a home security alarm system is a popular solution for deterring break-ins. Removing shrubs from nearby windows deters thieves by making it harder to hide while breaking in. Motion sensing lights are effective because they turn on when someone comes near the home. Dogs are another potential deterrent, as their barking can alert residents to the presence of intruders.

Neighborhood Safety A safe neighborhood directly lends itself to a safer home, although it cannot guarantee it. Having a safe neighborhood depends on a number of factors. Most of these factors involve the people who live within the boundaries of the area and have a personal stake in keeping it safe. Familiarity amongst residents is important for a safe neighborhood. When people know their neighbors by name and frequently interact with one another, they are more likely to recognize and pay attention to suspicious activities. Residents of the community should stay alert and report things that may attract a criminal element, such as non-functioning street lights. Sharing information about neighborhood happenings through website/apps like Facebook and Nextdoor can be helpful. The links for these sites are located inside the newsletter and many of our residents already use these applications.



Subdivision Entrance

In This Issue

- Neighborhood Security
- Parking
- Community Yard Sale
- Website / Social Media
- From the Treasurer
- Water Survey Results
- Reminders/Items of Interest

If you have any questions or concerns about the contents of this newsletter, please contact any Member of the GTHOA Board of Directors (BODs) for clarification.



On-Street Parking

Residents (owners and renters) are not permitted to park in the street, with the exception of **temporary parking only**. Temporary parking situations would include parking of recreational vehicles like boats, trailers, RVs for loading and unloading, or short guest visits for up to 48 hours.



Friday November 3rd (7:00 am to 5:00 pm)

Saturday November 4th (7:00 am to 12:00 pm)

Please be sure to plan to participate in our next neighborhood and share this information with your friends and family!

Our Website

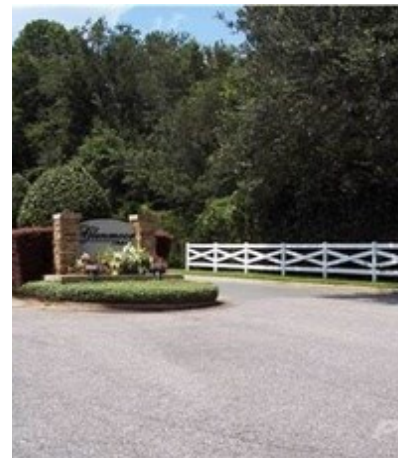
Our GTHOA website can be found online at:


<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!



 Facebook users search for "Glenmoor Trail Neighborhood Group"

 Nextdoor users

<https://glenmoortrail.nextdoor.com/login/>

From the Treasurer

As of July 31, 2017, the GTHOA has \$28,000 in both the reserve fund and normal operation funds.

There are currently 14 homeowners are delinquent in paying their 2017 dues (\$3,762.00). ***If you are one of these homeowners, please remit payment, right away.*** We appreciate your prompt attention to this matter.

Please be reminded that the Annual dues help the Association take care of operating expenses and are very nominal for what is accomplished and are due each year on the first day of the year.

As full financial report is available to any Glenmoor Trail homeowner upon request.

Aubrey Reynolds
Treasurer

And the survey says...

Water Survey Results

As many of our residents know, we provided a survey asking about service they have received from Farm Hill utilities. Of the 85 surveys passed out, 5 were returned with comments. These are summarized below, so you can be a better-informed consumer.

Have you ever experienced billing discrepancies in Glenmoor Trail?

- *Bill arrived a day or two before it is due (two responses)*

- *Wrong amounts billed due to errors reading meter*

Have you ever attended a Farm Hill monthly meeting?

- *No (all who responded)*

Have you ever had an incorrect meter reading?

- *Yes, at least twice. Was told that the man always reads the meter; owner read the meter and reported the numbers to Farm Hill. Farm Hill would not adjust current bill but did credited the adjustment to the next bill cycle.*

- *Multiple times. Did re-read the bill and provided a revised bill.*

- *Not sure – Often read over 30days*

- *Yes, they adjusted it without problems*

Have you had other problems with Farm Hill?

- *Several neighbors have had trouble getting them to acknowledge and fix leaks under the drive way that were Farm Hill responsibility.*

- *Had multiple leaks in pipe on their side of the meter which sometimes took several days for them start/fix. Usually damaged the lawn and didn't try to fix. Overall, not happy with their service.*

- *Water leak was first identified as their responsibility however when they came to repair, was advised that it was resident's responsibility. Owner was later advised that due to location of leak it was their responsibility, which they have repaired, however Farm Hill would not adjust bill for leak until a visit was made to the office and correction demanded.*

- *Had leak under driveway, office personal gave the impression that they were not on our team and that they had new people in the office. Major leak occurred under driveway on Farm Hill unitality side, water was off for the entire street for some time. I could not have asked anyone be nicer...especially Sean and Shane.*

Parking your recreational vehicles...

As a reminder, 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 (see *Glenmoor Trail Covenants Article 5 Section 16*).

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.

Pets....

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 is important to remember to immediately clean up after your pet.

A pet waste baggie station has been added to the entrance of the trail off Mountbatten. 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.



GTHOA

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Contact Us!

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Cliff Blackmon
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Treasurer

Margaret 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->

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STAMP
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