



THE TRAIL

The Newsletter of the Glenmoor Trail Homeowners Association

December

2020

2020, a year you want to forget but one you will always remember

Well it has been a year of ups and down for all of us. First, we get hit with a pandemic that about closes down everything in and around us. Many learn to work from home for the first time, and some even learn to work from home and begin home schooling all at the same time. For our little community here, we get a chance to meet many of our neighbors (while practicing social distancing and wearing masks). Many took the time away from other activities to work on those home projects that one never seems to have time for. And just about the time we thought things were going to get back to normal for us, Hurricane Sally comes a calling. Within a matter of a few hours we see our community look like it has been turned upside down.

However, as always is the case, we pitch in and help our neighbors out in trying to get things uprighted. Even now we still see piles of debris and blue tarps on homes awaiting repair. This is the third hurricane (Ivan 2003, Dennis 2005 and Sally 2020) to pass through this community since 2000, and each time we have helped each other out and become a closer community... a community to be proud of and one that has become a desirable community to live in.

We have seen many friends move away as life changes, and we welcome so many new families as we bring this year to an end. We all have a hope that 2021 will see the best to come.



Subdivision Entrance

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From the President

Glenmoor Trail Homeowners Association

Back in 2005 as JBL turned over management of the HOA to the homeowners it was decided by the homeowners who lived here at the time that we would become a community with an HOA that would be run by the homeowners who live within the subdivision and not by a management company that may have dozens of subdivisions to manage, yet does not have a close relationship with the homeowners in the subdivisions they manage.

This allowed our HOA to keep our annual dues down to a very reasonable level. Twice in the past years it was asked by members of our HOA to look into having a private company take over the management of our HOA. Each time, the results were the same in that it would cost each homeowner a rise in dues to about \$500 a year. Each time it was discussed and results presented to the membership at an annual meeting of homeowners. And each time it was voted down and we kept our management within the homeowners of Glenmoor Trail. (These findings can be found in past minutes of the annual meetings).

We have relied upon volunteers to do the duties of the Board of Directors and by the individual homeowners and residents abiding by the "Declaration of Covenants, Conditions and Restrictions (by-laws)" that each homeowner agrees to when purchasing a home within Glenmoor Trail.

For the most part things have gone well as seen by the reputation our community has within Escambia county as one of the desirable communities to live in. Sure, as with any family, we may have our disagreements; but in the end, we can still greet each other with a smile and friendly hello.

We have added a few features to the subdivision such as extra lighting on the streets and entrance way, dog waste stations along the trail, and a free library to make life just a bit nicer.

Kim Caturla, your HOA treasurer, has set us up with a program where you can pay your HOA dues electronically, email your board members, submit your requests for the Architectural Review Committee to look at things you desire to do to your home such as adding solar panels, extending/widening a driveway, putting up an approved storage building, etc. All of this from just one site. If you haven't already signed up for it, check it out at <https://app.payhoa.com/app/organization/dashboard>.

Our current secretary Heidi Jongquist has begun looking into the process to make some much-needed amendments to the by-laws and will be looking for volunteers to help write, get approval and file these amendments.

There is now a time that you can do your part. First, one of our board members (Ms. Vicki White and family), moved away and her position as Director-at-Large is vacant. She also acted as our webmaster and in that capacity, she is sorely missed.

Having served on the Board of Directors in one capacity or another for more than 15 years, my family and I are moving away to allow us to be closer to our earthly families.

In the next few months new elections will be held and volunteers will be needed to fill these and possibly other vacancies. This is your HOA, its success depends on you and your actions.

So, goodbye to our many friends here in Glenmoor Trail.

Dale Crabtree

Contact Us!

**Vacant
President**

Cliff Blackmon
Vice President

Kim Caturla
Treasurer

Heidi Jongquist
Secretary

**Vacant
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>

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 which in turn helps us to keep our annual dues at a minimum.

Visit our website to see what kind of projects need to be done. 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.



New Free Library is up and ready for use

From the Treasurer

Current Financial Status

As of Dec 15, 2020 the GTHOA has a total of \$22,597.45 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 with Hurricane Sally) and the remaining \$9,547.45 is to meet normal, reoccurring expenses.

In addition, we have 2 homeowners who need to pay their 2020 assessments.

Delinquent/Unpaid Assessments

Neighbors that do not pay their annual homeowner's assess-

ments and other fees create a financial hardship for the entire neighborhood!

There are many expenses associated with keep-

ing Glenmoor 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 homeowners who have paid their assessments on time.

If you are one of the homeowners who have not paid your 2020 assessment, please do so right away.

The 2021 annual assessment will be \$150.00. You can make payment though <https://app.payhoa.com/app/organization/dashboard> or send payment to:

GTHOA
PO Box 541
Gonzalez, FL 32560

Kim Caturla,
Treasurer



2020 Financial Report

Financial Report 1/1/20 - 12/15/20

Category		Expected	Actual	Variance
Income	Homeowners Association	13350	14550	1200
Expense	Bank Fees	48	44	4
Expense	Electricity	360	290.13	69.87
Expense	Insurance	1678	839	839
Expense	Landscaping contract	6855	6855	
Expense	Lighting Repairs	16.43		16.43
Expense	Software	640	560	80
Expense	Supplies	75	73.97	1.03
Expense	Tree Work	50	50	
Expense	Website	408	362.66	45.34
Expense	Post Office Box	184	92	92
Expense	Storage Unit	808.74	808.74	
Expense	Department of Florida Annual Business Report	61.25	61.25	
Expense	Printing	405	303.88	101.12
Expense	Fence Repairs/Maintenance (Hurricane Sally Damage)		10888.89	-10888.89
Expense	Dog Waste Centers	50	46.82	3.18
Total Expenses		\$11,639.42	\$21,276.34	(\$9,636.92)
Net Total		\$1,710.58	(\$6,726.34)	(\$8,436.92)

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PO Box 541

Gonzalez, FL 32560

PLACE
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