



THE

The Glenmoor Trail Homeowners Association Newsletter

DECEMBER 2015

Happy Holidays!

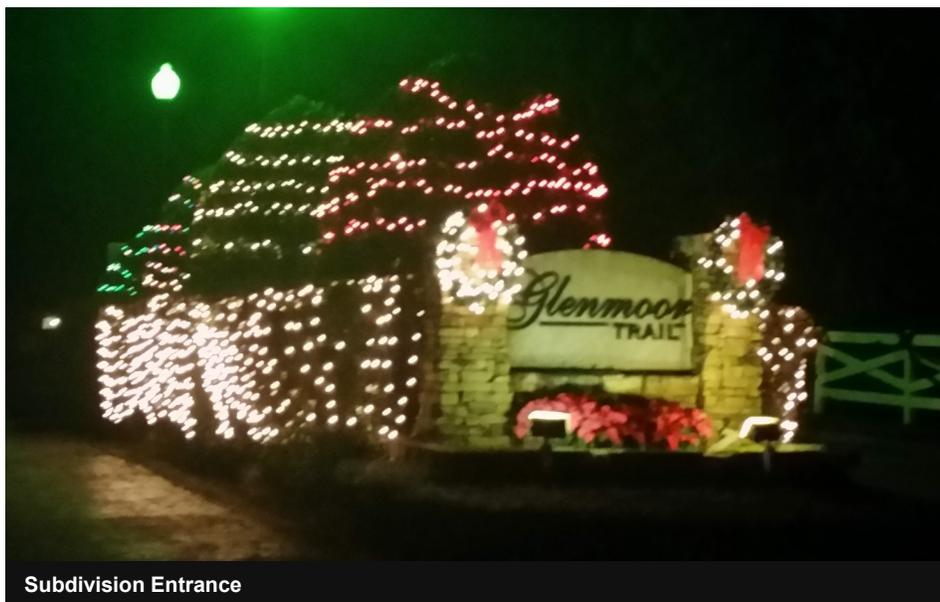
Safety Reminder

You can deter thieves while you're away from home and make sure your personal property doesn't end up in the hands of a burglar. Protecting your home can be as easy as making it look occupied while you're gone. With many homeowners traveling during the holidays, here are some simple measures you can take that can pay off in security and peace of mind: Leave drapes and shades open. If closed, it's a sign you're gone. Don't stop all deliveries. Have someone you trust pick up mail and newspapers every day. Leave a radio on. It signals to a burglar that someone's home. Also, turn the volume adjustment on your telephone bell down so a prowler will be less likely to hear the ringing of an unanswered call. Use automatic light timers. Set them to turn lights on and off in different rooms at different times. Park a car in your driveway or parking space. If you plan to be gone for just a few days, park your second car in the driveway or space, or ask a neighbor to park a car there. This not only gives the impression you're home but also stops burglars from backing up a van and loading your possessions.

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!

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.



Subdivision Entrance

In This Issue

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- Newsletter Input
- Making Exterior Improvements
- Volunteers Needed
- From the President
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- Reminders / Items of Interest



Holiday lights in the neighborhood

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.

New street light

We continue to work with Gulf Power and their subcontractors in getting the new light installed. As of the time of this newsletter I have not been given a competition date for the new light installation but hopefully it will not be too much longer.

Based on the feedback received the cost of the new light will be reflected in each homeowners' MSBU however the increase will be very slight as noted in the notice we sent out. See the minutes of the board meeting posted on our web site.

Repairs to the front entrance

Repairs to the front entrance continue with only replacing the broken cement blocks and stone facing to be replaced.

Upcoming project needs

As we do not have a maintenance company do many of the little things that need to be done within our little community we look to volunteers to help out. This helps us keep cost down in doing the maintenance which in turn is reflected in a lower homeowners fees that each of us pay. A couple of projects that will need to be done shortly are:

- Pressure wash/clean the white fence at the entrance
- Make, paint and post new (replacement) wood trail signs

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.



Lights on MountBatten

From the Treasurer



Neighbors that do not pay their annual homeowner'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 homeowner's assessment, please due so right away.

Scott Brauneis
Treasurer

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

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>

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