



MAY 2010 Newsletter

SGE Board Meeting Minutes for May 11, 2010

The meeting was held at The Holy Trinity Anglican Church in Gleneagle. President Ralph Nussbaum called the meeting to order at 4:00 PM. Board Members present were Ralph Nussbaum, Lisa Heastan, Steve White & Myrna Whitfield. Kerry Cantrell from Z & R Management Co. was also present as was Harvey Heastan, Treasurer (Non-Board Member). Dick LaRue was absent.

Open Forum began at 4:00 PM.

Jack Allen complimented the Board and other volunteers for doing a nice job on the new wall that they installed at 14425 Summer Glen Grove on Saturday May 1st. Ralph thanked the other volunteers, his son Randy and Randy's family, Harvey Heastan, Dick Hallman, Steve White, Myrna Whitfield, and John Wixson. He also stated that he HOA saved over \$3800 versus the estimate that was received from a landscaping company.

Dick Hallman's comments about mold in his attic were deferred to the regular board meeting as time had been allotted for him to speak then.

Ben DeMeter reported that he has a roof leak and Don Newton said he had a roof leak also. The leaks had been reported previously and Kerry was aware of those. Kerry said he would do a follow-up on the work orders.

One resident asked if the gates could be left open for the Gleneagle Garage Sale which will be June 11th and 12th and after much discussion, the Board decided not to have the gates open for the community garage sale.

One resident reported phone calls from the north gate call box at 2AM.

Ben DeMeter reported smelling skunks in the complex. Jack Allen said there some skunks in the complex a couple of years ago.



The Regular Meeting Began at 4:18 PM.

The previous meeting minutes were approved and Harvey presented the financials.

Kerry presented the Manager's Report:

- One homeowner is in legal collections for late fees.
- Pigeon Control—Jack Allen & Dick Hallman need installation of the spikes in their gutters to deter the pigeons.
- He presented the Unlimited Activity Reports and Work Orders issued for the last two months.
- He presented the financial audit and asked if there were any questions concerning the independent financial audit by Waugh & Goodwin. He informed the homeowners that they are welcome to come to the office to view financials or audits.
- Kerry presented the roof inspection report (14330 Secret Glen Grove), Dick Hallman's unit. Dick presented his position on the mold in the attic and before he has it mitigated, he would like another roofing company to inspect the roof to confirm that there is not a leak that is causing the mold to grow. The Board decided that they would have Holladay Grace inspect the roof and have Duraclean meet with them at the same time. Kerry will oversee this inspection.
- Kerry also presented the Sump Pump Inspection Report and the Board to replace two bad pumps but deferred the replacement of the pump at 14378 & 14384 Peaceful pending further investigation.

New Business:

There was a discussion regarding the replacement of some of the window wells. A couple of samples were shown to the attendees. The Board still has the matter under consideration.

Kerry asked about the bids to have the gates repaired and painted. The Board deferred that issue for the time being.

Myrna gave a report on what the Landscaping Committee hopes to accomplish this spring. They will be getting with Rick's Nursery soon to go over the plans and get an estimate.

Resident Don Fagen has offered to donate some driftwood from his ranch to add to our landscaping. He also volunteered to buy 5 benches, at a cost of no more than \$200 each, for the complex.

Some folks reported that their trees have fire blight and Kerry will get Unlimited Landscaping to take care of that.

A draft copy of the proposed new rules and regulations had been sent out to homeowners prior to the Board Meeting so a number of folks asked questions and gave input to be considered before the new rules and regulations are finalized.



Don Fagen stated his objection to Sheriff Terry Maketa's name being on the neighborhood watch signs that are posted around our complex. Myrna stated that those were the signs that the sheriff's office delivered to her.

Because a number of folks have had issues opening the attachments to emails that Myrna has sent out, it was suggested that future attachments be PDF files so that everyone can open them.

The meeting was adjourned at 5:35 PM.

Myrna Whitfield

Secretary

General

Information*****

STUCCO REPAIR:

Kerry has given the stucco repair list to Sergio Porter for an estimate. Hopefully, the stucco repairs will be done earlier this year than last.

TV DISHES:

A reminder that if you are going to install a new TV dish, you must request permission through Z & R Management and the dish MUST be installed on a pole nearest your unit as possible.

UPDATES TO HOA DOCUMENTS:

The Rules and Regulations Committee (which consists of the current Board Members and homeowners, Fred Reichert and Dianne Roberts) is about finished with the updates to the Rules and Regulations and is updating the By-Laws. The update to the By-Laws is to eliminate the limitation that a Board Member can only serve two consecutive two-year terms.

FOR YOUR INFORMATION:

Resident Devon Thomas sent the following email to Myrna Whitfield:

"I had John Benge, a handyman recommended by Glenn Bethany, come out and fix a few things and he was great. Very nice and professional. He often works at the Anglican Church (near Second Cup) so coming to Summer Glen Estates is convenient for him. Thanks for passing on his name in your last newsletter."

NEPCO MEETING:

Ralph and Myrna attend the NEPCO meeting held May 8th at the Monument Town Hall. Ralph is VP of NEPCO and is Chair of the Land Use Committee.

Twenty seven HOAs are represented and that represents 6,482 homes and/or lots.

The following is information that was handed out at the meeting regarding the Gleneagle Golf Course:



In May 2007, GGC Owner Miles Scully announced plans to build multi-family housing on the Gleneagle Golf Course Driving Range citing the need to finance a new irrigation system for the entire golf course.

At a July 9, 2009 public meeting, the El Paso Board of County Commissioners (EP BOCC) narrowly approved a Planned Unit Development (PUD) rezone and sketch plan amendment depicting 47 townhomes on 10 acres including the driving range. This approval was given despite significant community concerns over the impact on the surrounding neighborhoods, the lack of any further mention of the needed irrigation system and worries that the owner intends to close the golf course and develop the remaining property

At that meeting, because of the above-mentioned community concerns, EP BOCC imposed a Condition Precedent. The Condition Precedent required the owner to submit a development agreement for EP BOCC approval and signature. The commissioners wanted the document to assure the Gleneagle Community that if the owner were permitted to build the townhomes, the golf course would either continue as a golf course or be utilized in a manner that is consistent with its historical use and compatible with the surrounding neighborhood. If the owner failed to submit a development agreement acceptable to the commissioners prior to the specified deadline, approvals of the PUD rezone and sketch plan amendment would be withdrawn. Specifically, the proposed development agreement was to address:

1. Issues to protect public health, safety and welfare, and
2. Disposition and/or preservation of the balance of the golf course.

On April 15, 2010, the owner submitted his proposed development to the County. In 15 pages, there is little assurance for the Gleneagle Community that the golf course will remain a golf course. There is no discussion of issues to protect public health, safety and welfare as specified in the Condition Precedent. Worse, there are few specifics on keeping the golf course in business; only a goal of 200 memberships by January 1, 2012 (likely unattainable), or the owner will close the golf course and pursue further development of the remaining property. Nor is there any mention of planned improvements to the golf course, such as the needed irrigation system. Instead, the proposed development agreement describes the many development scenarios the owner is considering, such as:

- An equestrian club for horseback riding, including corrals and barns,
- Agricultural activities, including greenhouses, stables, ranching and tree farms,
- A restaurant, B&B and/or botanical garden
- A retirement community, assisted living center and/or nursing home,
- Schools and/or libraries, or,
- Any Combination of the above.

What can be done?

1. **Email your Commissioners**, and tell them to vote against the proposed development agreement since it fails to meet the spirit and intent of the July 2009 BOCC direction. Commissioners' email addresses are as follows:

District 1: Wayne Williams, WayneWilliams@frii.com

District 2: Amy Lathen, amylathen@3lpasoco.com

District3: Sallie Clark, sallieclark@elpasoco.com

District4: Dennis Hisey, dennishisey@elpasoco.com



District 5: Jim Bensberg, jimbensberg@elpasoco.com

2. **Join the Gleneagle Resident Environment Advocacy Team(GREAT).** The purpose of GREAT is to focus public attention, on and ultimately defeat, this ill-conceived land use project. Obtain addition information or documentation by emailing Doug Jenkins, GREAT Communications, at phantomphlyr@comcast.net

3. **Make a financial contribution.** Legal assistance is needed to give us a fighting chance of defeating this development. Send contributions The GREAT Fund, P. O. Box 25696, Colorado Springs, CO 80936.

4. **Attend the EP BOCC Meeting,** tentatively scheduled for May 27, 2010 check <http://bcc.elpasoco.com/> the week of 5/24/10 to confirm. Listen to the discussion, then tell your commissioners to disapprove this plan to eliminate the Gleneagle Golf Course and add developments we don't want.

Thank You from The GREAT Team

(End of Hand-Out Information Sheet)

Bill Carroll reported on the opening and closing of the Marijuana Store in Gleneagle Square.

NEPCO is going to set up a debate between the candidates running for the sheriff's office. The debate will be scheduled before the primary election. More information will follow.

According to the *Neighborhood News* the Sheriff's Office will be hosting community meetings in various districts. District One (Includes Gleneagle area) Community Meeting will be Thursday, May 20, 2010, 6:30 PM at Woodmoor Pines Country Club located at 18945 Pebble Beach Way, Monument.

State Representative Amy Stephens was the featured speaker and she spoke about several house bills, including the control of marijuana dispensaries and a bill to create an ombudsman and staff to answer questions and monitor Colorado HOAs. She also spoke about cuts to the state's budget. In her comments about marijuana control, she commented that you would be surprised to learn about "how many 18 to 24-year olds who claim to have chronic pain and think they need marijuana!"

The next NEPCO meeting will be at the Monument Town Hall at 10 AM July, 10, 2010. The topic is HOA issues with Attorney, Lenard Rieth as the featured speaker. All Board Members and residents are welcome to attend.

SGE HOA JULY 2010 MEETING:

The next meeting will be held at 4 PM, July 13th, 2010 at the Holy Trinity Anglican Church in Gleneagle.

CONTACT INFORMATION:

BOARD OF DIRECTORS:

P. Ralph Nussbaum(2010) 14444 Peaceful Glen Grv. 481-9065 ralph_sge@msn.com



VP. Lisa Heastan(2010) 14432 Summer Glen Grv. 481-5752 heastansprings@msn.com
S. Myrna Whitfield(2011) 14378 Secret Glen Grv. 487-9060 whitfield_89@msn.com
AL. Dick LaRue (2010) 14354 Summer Glen Grv.488-6892 dicklarue@aol.com
AL. Steve White (2011) 14378 Summer Glen Grv.488-8469 whitehouse1@g.com

For updated HOA information contact our website at www.summerglenestatesoa.com

If you have any suggestions for the Webmaster, contact Ralph Nussbaum at Ralph_sge@msn.com. The latest HOA information will be available on the website.

PROPERTY MANAGEMENT: If you are not sure whom to call or how to handle a problem, you can contact Z & R at [\(719\)594-0506](tel:7195940506). This number also works after hours for Association-related emergencies such as fires, floods, etc. Your managers are Kerry Cantrell (Kerry@zandrmgmt.com) and Darren Burns (Darren@zandrmgmt.com).

