

OCTOBER - NOVEMBER 2024

VIRGINIA'S POOL SIDE CHAT



Board Meetings: The board meets on the fourth Tuesday of the month at the clubhouse. The General Session meeting starts around 6:30 pm.

Election of Directors: The current Board continues since the number of ballots received for the Annual Meeting did not meet quorum requirements. The number of ballots received for the Annual Meeting was 17 which is less than the 35 needed to meet quorum. Homeowners who have not yet mailed in their ballots should do so.

At the October 2024 meeting, if quorum is established, nominations from the floor will occur. If quorum does not occur at the October meeting, then at the November meeting quorum requirements drop from 35 ballots to 14 ballots where upon nominations from the floor can occur. A candidate nominated from the floor must be present.

Glenwood's Halloween: The Social Committee has planned a Halloween costume contest for Glenwood's kids ages 16 and younger. The event starts at 6:30 pm on Halloween, October 31st, at the Clubhouse. There will be prizes for the scariest, most creative, and best overall. Afterwards, the parents and kids can go trick and treating in Glenwood as a group.



Residents, leave your porchlight on if you want trick or treaters.

Pool Heat: The pool heat will be turned off November 1st. It is turned back on April 1st.

Treeco Tree Trimming: Treeco is scheduled to trim and crown thin Glenwood trees starting October 22, 2024. Remember, homeowners are responsible for trees that are growing within their patios or planters.

Roof Maintenance and Gutter Cleaning: J-P Contractors will be performing gutter cleaning and roof maintenance again this year. Glenwood requested a November timeframe for the work to occur. An exact date has not yet been provided.



Street Update: The Board will be reviewing bids at the October meeting for certain sections of Glenwood that need concrete street repairs. Hopefully this work will occur in 2024. The Board has also requested bids for sealing the pavement and restriping the streets, which will be planned for 2025. These steps are being taken since the reserve funds for re-asphalting the streets are insufficient at this time. In the future, the Board plans to increase this reserve funding category so re-asphalting the streets can eventually occur.

Solar Energy System Rules: Glenwood's attorney has prepared a draft solar energy system rules for Glenwood. These rules were mailed out to homeowners for comment. The Board will review comments at the October board meeting.

Clubhouse Remodel: Two new chairs and a new framed painting have been purchased for the clubhouse. This is part of the continued effort undertaken by the Board to help improve the clubhouse.

Architectural Application Fee: Beginning December 1, 2024, a fee of \$35 (thirty-five dollars) will need to be paid with submission of your architectural application. The \$35 is to cover property management costs of processing the application. This fee is non-refundable.

Holiday Decorations: With holidays approaching it is good to remind residents that decorations may not extend beyond the unit lot line with the exception for the bushes immediately next to your unit may have holiday lights on them. Trees on common area grounds may not have signs, lights, or be wrapped, draped, or decorated in any manner.

Holiday decorations must be removed no later than 10 days following the holiday.

No Short-Term Rentals Allowed: Glenwood is intended to be a family-oriented adult community with owner-occupied residences to the maximum extent possible. Glenwood currently has over 10 percent of homeowner units that are rentals at this time. Per Glenwood's covenants, conditions, and restrictions, a unit cannot be leased for transient (less than 30 days) or for hotel purposes.

Approved Budget for Fiscal Year 2025: The board reviewed and approved the Fiscal Year (FY) 2025 budget in August. Due to increases in costs and reserve funding needs, the budget for FY 2025 increased the monthly assessment to \$458. The FY 2025 monthly assessment of \$458 begins December 1, 2024.



Homeowner Trashcans: To help keep our community looking good, please make sure your trash cans are removed from the streets timely and stored out of sight. Bulk trash items that do not fit in trash cans and placed on the street must be removed within a 24-hour period after placed in outside area visible to the community.

Glenwood Maintenance, Repair, and Replacement Policy: The Board has developed with the assistance of the Association's attorney the policy outlining the maintenance, repair, and replacement responsibilities of the Association and the homeowners. This checklist is posted to Glenwood's website at myhoa.com/glenwood.

Architectural Approval: If you are making external alterations and improvements to your unit lot please remember to submit an architectural application to the Architectural Committee via Nancy Blasco. The application should include detailed drawings or basic design concepts sufficient to ensure that the committee has adequate information to determine if the alterations or improvements meet the established standards of the Association. Architectural applications can be found online at Glenwood's website myhoa.com/glenwood.

Garage Doors: Patrol One has included in their safety report homes in which the garage doors have been left open. Because Patrol One generally drives through the neighborhood after 2 am in the morning, having a garage door opened is a safety concern. An open garage door provides an entry point for thefts or break-ins, in addition it provides an entry point for animals or rodents.

Parking Overnight in Glenwood: Please remember that Glenwood is a private community and parking overnight on Glenwood's streets between 2 a.m. and 5 a.m. is only allowed if the car is safelisted and is parked in one of the overnight parking spots. Please contact Patrol One to safelist a car. Glenwood's parking rules and regulations are on Glenwood's website at myhoa.com/glenwood.

Volunteers: There has been an amazing history of volunteers over the years to help Glenwood be a wonderful place to live. The Board is reaching out to residents to see if they would like to volunteer to be on the pool committee, landscape committee, or social committee. If you are interested in volunteering, please contact Nancy Blasco and let her know.

General Notice Postings: Glenwood Association has an internet website for distributing information on association business to its members. Glenwood posts its general notices to its website at www.myhoa.com/glenwood. If you wish to receive general notices by individual delivery, such as first-class mail or email please contact Nancy Blasco.