



HAPPY NEW YEAR 2025

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: A quorum occurred at the November meeting. There were no nominations from the floor. At the October meeting the board approved Maria Martinez to complete the term of a board member who had resigned. The board continues to consist of the following:

Virginia Luzi, President
Judy Flowers, Secretary
Rick Counterman, Treasurer
Maria Martinez, Member-At-Large

The Vice-President position remains vacant at this time.

Thank-you to Glenwood's members who volunteer to serve on the Board. A Board is crucial to the Association because it serves as the governing body that is responsible for making decisions, enforcing community rules, managing finances, effectively protecting property values and promoting a harmonious community for all homeowners within the association. If there was no board, there would be no structure to manage the community.

If you are interested in volunteering to serve on the Board, please contact Nancy Blasco.

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

Roof Maintenance and Gutter Cleaning: J-P Contractors completed gutter cleaning and roof maintenance in November.

Street Update: The first phase of Glenwood's Street repairs will begin on January 13th, weather permitting. The first phase includes curb repair work on one section of the Circle. On Friday, January 17, 2025, asphaltting of certain road sections will occur throughout the community. Please make sure you follow the instructions on the notice provided by National Paving. The notice has



been posted to Glenwood's website, e-mail blasted to homeowners, posted to Glenwood's bulletin board, and mailed to all homeowners.

If you have renters, please make sure they are aware of the work that will be occurring and policies in place on the days road repairs will be occurring.

During the street repairs on January 17th, the North Gate will be left opened from 8 am to 6 pm to accommodate community traffic flow.

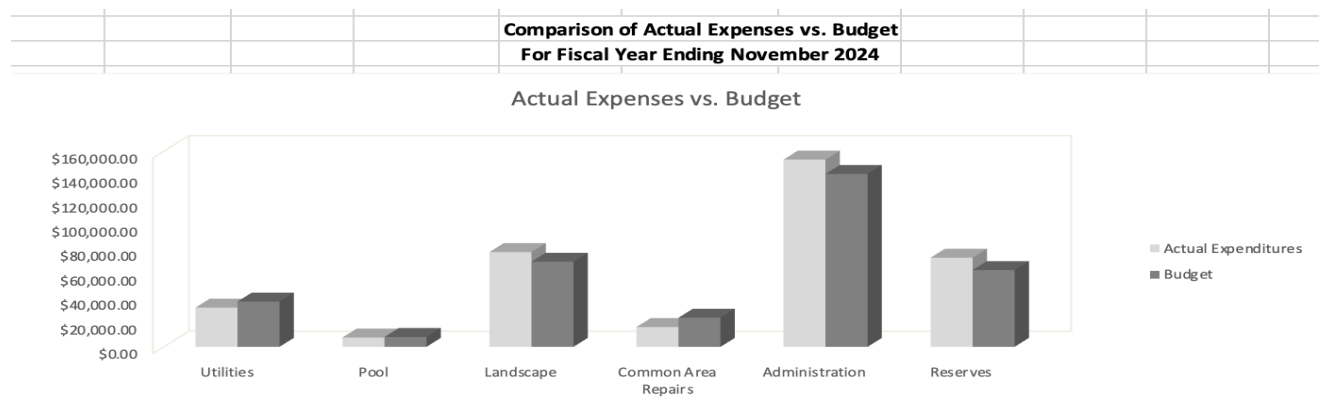
Landscape Irrigation Issues: Irrigation systems in Glenwood are old. Irrigation valves and pipes break, and water leakage occurs. Please be alert to areas around your home and report any irrigation water leaks to Nancy Blasco as quickly as possible. In addition to notifying Nancy, please also notify the Landscape Committee volunteers Rick Counterman and Virginia Luzi.

Glenwood 2024 Accomplishments: As we begin the New Year it is important to be grateful for what was accomplished in 2024. Some of these accomplishments are:

- Clubhouse upgrades including new flooring, counters, and chairs.
- Maintenance and replacement of pool equipment/heater.
- Restoration of garage flat roofs.
- Street engineering and repair study for repairs to Glenwood's streets.
- Fiber optic hardware installation.
- Sidewalk grinding for tripping hazards.
- Memorial tree planting.
- Development of Glenwood solar policy.

Thank-you to everyone who helped make Glenwood a wonderful community to live in.

Comparison of Actual Expenses vs. Budget for Fiscal Year Ended November 2024: For fiscal year ending November 2024, expenditures were slightly higher than budget estimates. The Administration category includes Glenwood's insurance premium costs.





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.

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.

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.