



The Greencrest Connection

Bringing the Neighborhood Together

Winter 2021-2022

2021-2022 GHOA Board

board.greencresthoa@mail.com

President: Chris Mortenson

(719) 360-3032: call or text.

Vice President: Danny Jensen

(719) 338-9860

Secretary: Sandy Shakes

(719) 210-8168

Treasurer: Heidi Sayles

(719) 396-9155

Members-at-Large:

Paul Cook

(719) 337-0341

Jane Schwoeble

(719) 482-0337

Annual Meeting Highlights:

The Greencrest Homeowners Association's 2021 Annual Meeting was held on the 26th of October at Garden Ranch Baptist Church at the East edge of the neighborhood. There were 37 households present. The topics discussed included the collection of dues and what the money is used for, updating our directory, concerns about the uptick in crime, the need for more volunteers especially on the board, and more. The outgoing member of the board is Jane Schwoeble, and an incoming member is Heidi Sayles. For detailed notes, please go to the following link:

www.greencresthoa.org



UPCOMING EVENTS:

Next HOA board meeting:

- 5 Jan 2022, 6:30-7:30pm
3003 Brenner Place

Board meetings are normally on the 1st Wednesday of each month. All community members are welcome to attend.

If you own a local business we could highlight and promote in future newsletters, please let a board member know.

It's That Time of Year...

Winter is here. So please remember:

- Clear your sidewalks within 24 hours of a snowfall. It is neighborly, plus if you don't you can be liable for slips and falls. Let us know on the Facebook page or list server if you need help shoveling.
- Even in winter your lawn still needs some water. Keep grass roots alive with an occasional soaking
- Protect your pipes; unhook hoses on cold nights.
- Keep your gutters clear from snow melt.
- Salt isn't good for your dogs or your floors. Wipe their paws when they come in from snowy walks.
- Use caution when hanging and taking down Christmas lights.

A Quick Discussion about Dues:

For some reason, the subject of Greencrest HOA dues has been controversial for many years. Here are some facts about our dues you may not be aware of:



- 1. Dues are mandatory.** Despite what some realtors have been saying for years, as a condition of purchasing a house in Greencrest the buyer agrees to follow the neighborhood covenants, which require HOA membership including assessments (dues). In 2009 the bylaws were amended to make this clearer.
- 2. Greencrest HOA dues are very affordable at \$50 a year.** According to the website Militaryhomeseach.com, *"In the Colorado Springs area HOA dues can range from as little as \$10 per month, all the way up to \$300 per month, or even more!"* Ours are just over \$4 per month.
- 3. The money goes towards many important causes.** The HOA has several required operating expenses such as liability insurance, website hosting, renting the church for our annual meetings and annual taxes, plus other less rigid expenses like creating and distributing directories and this newsletter. We also like to provide welcome packages to new neighbors, host events like the annual picnic and best-of-Greencrest lawn contests, "dumpster days" and more. The more financially robust we are, the more we can do in and for the neighborhood.
- 4. Annual dues are due by November 1st** each year for the following 12 months, in accordance with the bylaws. If dues are not paid, the HOA has legal authority to put a lien on the property before can be sold.
- 5. Dues can be paid in many ways.** You can pay in cash, write a check made out to "Greencrest homeowners association", or by PayPal through the Greencrest HOA website.

The bottom line is that it clearly says in the bylaws that **everyone** in the neighborhood needs to pay annual dues.

If you're interested in contributing to a future edition of this Newsletter, please contact Chris Mortenson at

CONNECTING:

To learn more about the Greencrest Homeowners Association and what's going on in the Neighborhood, check out the following:

- **Greencrest HOA Webpage:**

www.greencresthoa.org

On this website you'll find links to the community bylaws, covenants, meeting minutes, forms to pay annual dues (using PayPal), and for an Architectural Control Committee (ACC) change application.

- **Greencrest List Server:**

A group email address that connects to the personal emails of many neighborhood homeowners, serving as a form of Social Media exclusively for people in our neighborhood. To be added to this group, please contact Barb Sieving at (719) 661-8319.

- **"Greencrest Neighborhood" page on Facebook:**

Some of our neighbors post informal comments or events here, but many people in Greencrest are not on Facebook so it isn't considered an official venue for information.

- **Quarterly Newsletter**

In this new newsletter we plan to include information like a list of Board Members and their contact info, upcoming events and meetings and more. This is the first one, and it will likely evolve over time with feedback.



Welcome to the neighborhood:

3365 Brenner Pl, Marissa and Brent Sallee
3160 Wesley Pl, Lauren Kugler & Zachary Spangler
3915 Brenner Ct, Jessica and Shaun Copper
3685 E Wade Ln, Jacob and Allison Paugh
3220 Brenner Pl, Anthony Bernardo and Julie Campbell