



Glenbrook Homeowners' Association Newsletter

Spring 2009

SLAUGHTERHOUSE CANYON OPEN FOR VISITORS

Slaughterhouse Canyon will remain open during the 2009 season for Members and their guests. An access trail is located directly to the left (west) of the front gate of the residence located at 2190 Lands End Road, and winds around the fence for this residence to the old railway right of way that runs up the canyon. Please remain on the pathway when next to the fence surrounding the residence. By court order, persons accessing Slaughterhouse Canyon through this trail easement must comply with the following:

- The trail is available for use by all GHOA members, Glenbrook residents, and their guests.
- Motorized vehicles may not be used on the trail.
- Dogs must be kept on a leash when on the trail.
- Horses are not allowed on the trail.
- Trail users may not park on Lands End Road.
- Do not trespass on other portions of the property at 2190 Lands End Road, or otherwise disturb the occupants.

Portions of Upper Slaughterhouse Canyon may be closed in late summer as USFS crews perform fuels removal activities in the area.

2009/2010 Directory On The Way!

The 2009/2010 Directory will be mailed to all Glenbrook residents before the end of May and will be ready for pickup at the Glenbrook Club kick-off party on May 23. New this year in the Directory will be front gate entry information, a summary of the recently amended GHOA Rules, and GHOA and Glenbrook Club summer calendars. The Directory will also be accessible on the members only section of the GHOA website at www.glenbrooktahoe.org.

SPOONER TO INCLINE HIGHWAY TO BE CLOSED FOR CONSTRUCTION

Commencing Sunday evening, May 3, Highway 28 between Spooner Summit and Incline Village will be closed at 7:00 pm for construction four days per week pm until 5:00 am the following Friday morning. No through traffic will be allowed during these four day periods of closure. This schedule will be followed for 3 weeks, through May 22, to allow this portion of Highway 28 to be reconstructed and resurfaced. The road will be open for weekends. After May 22, crews will resurface the remaining 6 miles between Sand Harbor and Incline Village with a single lane closed and traffic guided through the area by a pilot car. The entire project is scheduled to be completed by July 2. For more information, contact the Nevada Department of Transportation or our quicklink to Road Conditions on the GHOA website at www.glenbrooktahoe.org.

What's Inside this Issue

In Shakespeare's Shadow.....	2
Spring Clean-Up Coming.....	3
TRPA Says Biggest and Fastest Pays Mostest.....	3
New Rules for GHOA Beach Announced.....	3
GHOA Community Service Survey Yields Helpful Information.....	4
Enhanced Buoy Service Coming this Summer.....	5
Glenbrook Residents Reminded to Have Trash Pickup Services.....	5
Glenbrook Roads Reconstruction Project to Begin in May.....	6
GHOA Board Completes Review and Revision of GHOA Rules.....	7
GHOA Adopts Glenbrook Fire Plan.....	7
Slaughterhouse Canyon Fuels Removal Project Underway.....	8
Front Gate: Security or Privacy?.....	9

IN SHAKESPEARE'S SHADOW . . .

A message from GHOA President Bud Hicks

These are some thoughts for those of you who think that Glenbrook slips into a gentle hibernation after September and little is done until the high season kicks off with the opening of the Glenbrook Golf Club on Memorial Day weekend. In fact, the time since last Fall has been extraordinarily busy for GHOA's Management and its Board of Directors.

As reflected in the articles in this newsletter, your GHOA Board of Directors, assisted by our Chief Operating Officer, Linda Bradley, have successfully undertaken and completed the following since last Fall:

- Completed the planning and obtained all necessary permits for the \$2M BMPs/Roads Project, the largest infrastructure project undertaken in Glenbrook since the development of the Glenbrook planned unit community
- Developed a bid solicitation package, completed the bidding process for the BMPs/Roads Project, and selected a General Contractor
- Developed a loan package to pay for the BMPs/Roads Project
- Developed a comprehensive Fire Safety Plan for the community
- Revised and re-wrote GHOA's Rules that are applicable within the Glenbrook planned unit subdivision
- Completely refurbished the GHOA website
- Completed the 5-year ordeal of obtaining TRPA approvals for the addition of buoys to GHOA's buoy fields and acquired a 2nd shuttlecraft to serve the increased load during the summer season
- Monitored and enhanced front gate operations
- Developed policies and procedures relating to watercraft and beach paraphernalia left on GHOA beaches
- Completed various park and landscaping enhancements
- Completed planning and organization of all necessary permits and contractors to commence the lower Slaughterhouse Canyon fuels reduction project
- Organized the Spring Clean-Up for the community
- Developed a great program for Summertime Fun Events and Activities

Board and Committee Members in homeowner associations are all volunteers who take their own time and, in some cases, use their own resources, to improve the community for all. While there may be differences of opinions or style in getting things done, things have been done and solid accomplishments have been achieved in Glenbrook over the past 8 months. I thank all of my fellow Board members, the GCTA Board members, and the various community members who have given their time to tend to these and other important matters. Their efforts add immeasurably to the wonderful community we all enjoy. May they, and you, all enjoy the coming summer season and may our community again provide lasting memories of a safe, fun, and successful summer for all of us.



*GHOA Roadwork
Commences*



SPRING CLEAN-UP COMING!

Dumpster Available May 15 - June 15

GHOA will once again provide a large dumpster for use by its Members as they complete Spring cleaning, including removal of yard debris and waste. The dumpster will again be located up Old Highway 50 by the GHOA Office and will be available between May 15 and June 15. If road reconstruction makes the Office road inaccessible, the Spring dumpster will be relocated to Yerington Park. Non-Members of GHOA and custom lot owners utilizing landscape services are requested to NOT dump yard wastes in the dumpster. Use is intended only for GHOA members performing their own cleanups. Commercial landscapers are not authorized to utilize the Members' Spring dumpster and are required to remove their customers' waste and debris from the community. GHOA's Bear-Proof Dumpsters should NEVER be used for disposal of yard wastes and debris.

TRPA SAYS BIGGEST AND FASTEST PAYS MOSTEST

The TRPA has announced new, increased fees for launching boats into the Lake commencing June 1. The fees are for boat inspections and were enacted in November in an attempt to keep quagga mussels, a potentially harmful bivalve, from infesting the Lake. Launching delays on busy days should be expected as inspections are conducted. In addition to this new inspection fee, it will cost boaters \$12 to launch at Cave Rock and \$15 to launch at Sand Harbor.

The inspection fee ranges from \$10 for boats up to 16' to \$60 for boats 39'. Additionally, a \$10 surcharge will be charged for any boats having ballast tanks. Most boats used on the Lake will pay a \$30 fee every time the boat is launched into the Lake unless it has been previously inspected, passed, and has not been separated from the owner's trailer since its last inspection.

Adding to these charges, TRPA's "Blue Boating Program" will assess still another fee in order to help fund various TRPA programs beginning in 2010. This fee will range between \$10 to \$100 per boat, depending on the boat's horsepower.

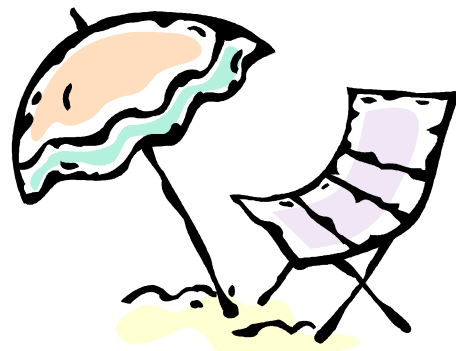
NEW RULES FOR GHOA BEACH USAGE ANNOUNCED

Responding to complaints by lakefront owners, the GHOA Board of Directors has announced new rules that will be applied to use of GHOA beaches this coming summer.

Persons leaving watercraft overnight on GHOA beaches must (1) register their watercraft with GHOA management before leaving the watercraft on the beach, (2) affix a GHOA registration sticker on the watercraft, and (3) leave the watercraft only on GHOA kayak racks or on beach areas designated by GHOA. Authorized overnight "parking areas" will be marked by Management before the summer season begins. This policy applies to all watercraft including kayaks, canoes, rowboats, sail boats, and all other forms of watercraft. Non-compliant watercraft may be removed from the beach by GHOA personnel and if not claimed by summer's end, will be subject to disposal.

Similarly, beach chairs, umbrellas, fuel cans, towels, blankets and other beach paraphernalia may not be left overnight on GHOA beaches or adjoining common areas and will be subject to removal and disposal by GHOA personnel.

These procedures apply to all GHOA owned beaches, including the beach areas in front of the GHOA homes in the Cottage Field area, Cabana Beach, and China Garden Beach. Watercraft registration forms are available free of charge to all Glenbrook residents wishing to register their watercraft with GHOA. Contact the GHOA Office at 775-749-5266 or obtain the form at GHOA's website www.glenbrookhoa.org. Residents renting to summertime guests should notify their renters of this requirement in order to avoid misunderstandings regarding their use of GHOA beaches.



GHOA COMMUNITY SERVICE SURVEY YIELDS HELPFUL INFORMATION

The GHOA Board of Directors received the results of the Community Survey conducted in March, learning that a large majority of GHOA members are satisfied with GHOA's front gate operations. Of the 124 members who responded, 74% expressed satisfaction with the current level of front gate service and 26% expressed the opinion that they saw a need for changes in the operations of the front gate.

Of those 26% who believe there should be changes to GHOA's front gate operations, 10% cited the need for additional communications regarding entry procedures; 12% requested additional signage at the gatehouse to provide instructions during unmanned hours of operation; 8% expressed dissatisfaction with the key pad's operations; 14% complained of "piggy-backing" by vehicles not utilizing authorized access methods; 13% recommended increased video surveillance in the entry area; and a variety of other miscellaneous matters were identified.

With regard to the perceived problem of "piggy backing" at the front gate, Management conducted a review of all entries made during January. As a result of the review, Management concluded that a large majority of tailgaters (at least 85%) were residents or guests who had problems with normal gate entry procedures, or were contractors' employees or vendors who would have been allowed in by gate attendants had the gate been manned. Therefore, the "tailgating problem" appears to be more of a problem of perception than one of reality.

Of those who responded to the question about the level of satisfaction with security patrols funded by GHOA in past summers, 71% expressed satisfaction with the level of patrols offered; 23% expressed support for increased levels of patrol; and 7% expressed the opinion that that the patrols should be reduced or eliminated. Interestingly, of those who expressed dissatisfaction with the current level of community patrols, 72% felt current staff levels should be retained in the summer and 83% felt that current staff levels should be retained in the winter.

The question "What is your level of concern that unauthorized persons are gaining entrance to the community?" resulted in mixed responses: 18% said they were very concerned; 36% said they were somewhat concerned; 23% said they were a little concerned; and 23% said they were not concerned.

Thirty five expository comments were also provided, including some that thanked the Board for getting the front gate project done and implementing good procedures at the gate. Several comments expounded on the problems of use of the pass codes and key pad at the gatehouse. Nancy clearly has some fans in the community, while some bemoaned ever changing the ways things used to be done: "I am sorry the old gate was replaced with this expensive and inefficient substitute. Nancy does a fabulous job but is only one person . . ." Although a small number of comments were received encouraging more manned hours at the gatehouse and increased security patrols, many comments were received about the need to avoid increased costs. Typical was the comment "Please do not add any additional expenses to our dues at this time" and "Let the [gate] do what it was intended to do; cut down on guard costs while adding a degree of privacy and beauty for the community."

As a result of the survey and other considerations by the Board, it was decided to continue gate and security operations pretty much as they have been conducted in the past. However, additional signage will be added on the gatehouse to facilitate entry and improvements will be sought for the keyboard used for inputting access codes. The Board may also extend manned service at the front gate into the evening hours during the Summer season although, alas for Nancy's fans, it probably won't result in more Nancy.

ENHANCED BUOY SERVICE COMING THIS SUMMER!

With the addition of 15 new buoys to GHOA's Cabana Beach buoy field, GHOA will have increased service needs for its buoy shuttlecraft service this coming summer. Additionally, it is anticipated that 2009 will prove to be a low water year, possibly making it difficult for many boats to utilize the passenger loading facilities of the Glenbrook pier.

Confronted with these circumstances, the GHOA Board of Directors authorized the purchase of a second rigid inflatable shuttlecraft. The craft has a 50 HP engine, and will serve as a backup to GHOA's existing shuttlecraft and be available on heavy use days when double service is needed. The cost of the new craft, \$19,799 plus taxes and licensing. Costs will be offset by the increased buoy rentals that will be received as a result of the expansion of GHOA's buoy field.

GHOA's Board weighed limiting shuttle service to GHOA members only, but decided to again provide shuttlecraft service in the coming season to all persons having buoys in or adjacent to GHOA's buoy fields as it has in past years. The Board has directed Management to develop a system to identify such non-GHOA users of the service, and to require their agreement to comply with GHOA's conditions regarding use of the shuttle service.

Buoy Shuttle Service Hours

May 22 - June 18	8:00 am – 5:00 pm	7 days/week
June 19 - September 7	8:00 am – 8:00 pm	7 days/week
September 8 – Sept. 27	8:00 am – 5:00 pm	7 days/week

Pier Cell Phone: 775-309-3223

Pier Email: Pier@glenbrooktahoe.org

Please Note: Watercraft shuttle service is always subject to cancellation without notice for bad weather.



GLENBROOK RESIDENTS REMINDED TO HAVE TRASH PICKUP SERVICES BETWEEN MEMORIAL DAY AND LABOR DAY

In 2008, three bears were put to death by Nevada officials because of the risks they posed to Glenbrook residents while foraging for garbage in our community. By a rule adopted by the GHOA Board of Directors in 2007, all members of GHOA must make arrangements to have weekly trash pick up services provided to their residences by South Tahoe Refuse Company between Memorial Day and Labor Day. Although variances can be granted by Management for good cause, violators risk fines and loss of various rights under GHOA's CC& Rs. It is hoped that compliance with this rule by all GHOA members and even by non-member residents will help in protecting the bear population that is put at risk by foraging for garbage, and will reduce the risks to Glenbrook residents and their property caused by marauding bears.

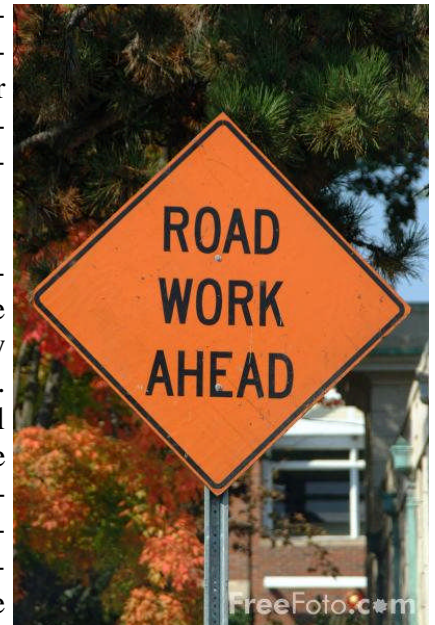
One-can service between these dates can be obtained for \$62.40. Call South Tahoe Refuse Company for details and service: 530-541-5105.

Please --- be bear aware and remember – A fed bear is a dead bear!

GLENBROOK ROADS RECONSTRUCTION PROJECT TO BEGIN IN MAY / BOARD APPROVES CONSTRUCTION AGREEMENT & LOAN PACKAGE

The GHOA Board of Directors has selected a contractor and authorized commencement of work on the community roads resurfacing, TRPA Best Management Practices, drainage repair project. Work is expected to start no later than May 10, and will continue through the end of June. Any work not completed in that time period will be finished after Labor Day. Traffic and parking in the community will be disrupted during work periods.

After reviewing the bids of contractors, the GHOA Board selected the bid presented by Cruz Construction which was the second lowest bid presented. The low bidder was disqualified because it did not have adequate bonding capacity in Nevada. The bid accepted by the Board was for the amount of \$1,143,145. The five bids that were received ranged from \$1.13M to \$1.6M. Additional components of the project, including the reconstruction of the road to the sewer treatment plant and from the gatehouse down Glenbrook Road, will increase the total costs of the project once TRPA requirements for these components of the Plan are determined. It is most likely these remaining components will have to be done either this coming Fall or next Spring, and will be bid separately.



Committee Members Pete Jensen, Dick Stuart, and Joe Miller all expressed satisfaction with the bids that were received. Since original planning for the project began, the cost of asphalt has decreased dramatically and the contractors have become more affordable as other construction projects have dried up. Clearly, the recession has provided at least one silver lining for the Glenbrook community.

The GHOA Board stressed to all of the bidding contractors the importance of minimizing disruption in the community, but disruptions and inconveniences will occur. Residents' patience and understanding will be appreciated. The tentative work schedule is posted will be updated weekly on GHOA's website at www.glenbrooktahoe.org.

The GHOA Board also took action to negotiate proposals from qualified banks for financing of the project. After review of the various proposals by the banks and review of the bidding banks' financials strengths, the Board selected a loan commitment from Mutual of Omaha Bank / Community Association Bank for up to \$2M at a rate of approximately 6% (the final rate will be set when funded). The terms call for 60 monthly payments of fully amortizing principal and interest, and will be secured by a pledge of the Association's future income, including its assessment streams and other income. No loan fee was charged. It was noted that the loan for the Roads/BMP/Drainage Project is not related to and will not be used to pay for any of the work being done this year by GCTA to install pavers on pathways and driveways within the cottage and townhome areas.

Additionally, the bank agreed to re-finance the GHOA's outstanding obligation to Nevada State Bank for the front gate improvements project (approximate current balance of \$260,000) at a savings of over 1% on the interest rate. The front gate loan will be fully paid off on June 15, 2011. GHOA also will have raised approximately \$456,000 through the special assessment levied for this project in the 2008/2009 FY, plus has available an amount of funds in the Association's Reserve Accounts that will help reduce the amount that will ultimately have to be borrowed against the loan commitment. The Board will be addressing the fiscal implications of the new loan and these matters, and the scope of the special assessment that will have to be imposed to pay these obligations at its coming Board meetings and will work it into the 2009/2010 FY Budget that will be prepared this summer.

GHOA BOARD COMPLETES REVIEW AND REVISION OF GHOA RULES

The GHOA Board of Directors completed its review of existing GHOA Rules and, at its meeting on March 28, adopted a restated and amended set of rules applicable to properties subject to GHOA's CC&Rs, including residential properties owned by its members and common areas owned by GHOA.

A complete set of the restated and amended Rules of the Glenbrook Homeowners' Association and some introductory material regarding the Rules has been mailed to all GHOA members, as well as to other members of the community who use GHOA common areas. The Rules are applicable to all GHOA members, their guests and tenants, and to all other persons that use any of GHOA's properties including its roads, beaches, parks, meadows, and forest areas. Following the belief that most rules are self-evident and that Glenbrook residents have been very responsible with regard to their activities in the past, the Board took action to adopt the new version of rules in order to eliminate variances between past statements of the rules, and to clarify the obligations of parties subject to the various rules.

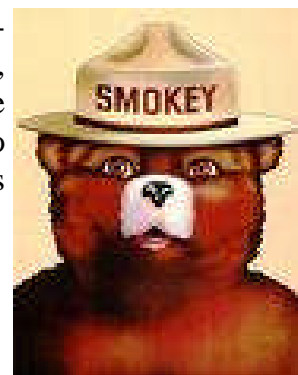
In addition to the action taken to restate the Rules, the Board adopted a "Fine Schedule and Enforcement Policy" at the recommendation of counsel, in order to meet the requirements of Nevada law applicable to homeowner associations and to comply with requirements of the Association's CC&Rs. By adoption of this Policy, the Board acted to provide for proper and fair operation of the Association, and to provide a means for the uniform enforcement of the Association's Governing Documents. A copy of the Fine Schedule and Enforcement Policy has also been mailed to all members of the Association. Copies are also available in the Members' Section of the GHOA website at www.glenbrookhoa.org.

GHOA ADOPTS GLENBROOK FIRE PLAN

The GHOA Board of Directors has approved the Glenbrook Fire Safety Plan and is in the process of having it published for distribution to every resident of the community. The Fire Safety Plan was developed by the Board with the assistance of the GHOA Fire Safety Committee. Board Member Bob Smith and GHOA Member Mick Guheen led the Committee's efforts to develop the Fire Safety Plan. Working with fire professionals and interested members of the community, Bob and Mick have developed a very informative and user-friendly plan to help all members of the community become aware of the risk of catastrophic fire to the community and to prepare for it. The Plan sets forth a series of proposed action items for all property owners, GHOA and GCTA, and other constituencies in the community.

GHOA and its members are in the debt of those who contributed to the development of the Fire Safety Plan. Starting with an initial outline of a proposed plan of action, GHOA retained the services of retired UNR Dean of Forestry Elwood Miller to assure that the Plan reflects the latest thinking in fire science and forestry practices. Throughout this process, the Glenbrook Fire Safety Committee also worked TDFPD Battalion Chief Mark Novak to be certain that the Plan is fully consistent with the Fire Protection District's thinking and recommendations. Mick Guheen used his management consultant expertise and editorial skills to guide the gathering of relevant information and to assist in the preparation of the Plan.

The Plan is organized to create an awareness of the threat posed to the community by wildfire, followed by sections addressed to the relevant parties – homeowners, GHOA, GCTA, and the Glenbrook Fire Safety Committee. For each of the responsible parties, there is a list of possible actions, accompanied by a cost benefit analysis in order to provide prioritization guidance. In addition to the Plan, laminated cards containing basic fire safety information will be provided to every Glenbrook resident at GHOA's expense.



Continued on Page 8

GHOA ADOPTS GLENBROOK FIRE PLAN Continued...

After the Plan is disseminated, the next step will be for all residents and constituencies in the community to proactively turn to implementation and compliance. GHOA and GCTA are both behind the Plan - - the next challenge will be to motivate all Glenbrook residents to take affirmative action to make their individual properties safer and to practice fire safe behavior at all times. It is hoped that with GHOA's continued support and financial sponsorship and with the support of all residents in the community, the Glenbrook Fire Safety Committee will continue to provide leadership to maximize the implementation of fire safety practices throughout the community. Volunteers are urged to contact either Bob Smith or Mick Guheen, or the GHOA Office.

SLAUGHTERHOUSE CANYON FUELS REMOVAL PROJECT UNDERWAY

by Bob Smith, Glenbrook Fire Safety Committee

There are two adjoining projects aimed at removing 150+ years of accumulated "forest fuels" in the Slaughterhouse Canyon during 2009 / 2010. The U.S. Forest Service and the State of Nevada is clearing public lands that extend along the Slaughterhouse Trail north of Devils Gate to Highway 28 and GHOA has engaged the Nevada Fire Safe Council to clear its and some of its members' lands that comprise approximately 28 acres south of Devils Gate to the residences at the north end of the China Garden area and portions of GHOA's property between the Back Road and USFS lands. The GHOA portion of the project is being funded by GHOA with the assistance of a \$100,000 grant obtained with the assistance of the Tahoe Douglas Fire Protection District.

During Fall 2008, the USFS had a crew of over 30 thinning the area just north of Devil's Gate. I witnessed the first day of operations and have never seen anything quite like it - trees were falling like blades of grass before a very selective mower. The USFS prescription is to cut down small trees, thin the bigger trees, and remove dead trees, while remaining mindful of sound forest practices. The downed trees were piled for seasoning and, ultimately, for burning. During this past winter, seasoned piles to the north of the turn at the top of the Canyon were burned by the USFS.

Currently, the USFS is marking trees on both sides of the trail, south of the turn at the top of the Canyon. The USFS plans to let the contract in May, and to start active clearing in September after the end of osprey breeding season. Later, the seasoned piles of forest slash and dead trees that are presently adjacent to the trail on GHOA property will be burned in the winter season. The USFS has assured GHOA that all burning will be done pursuant to strictly controlled procedures in order to minimize risks of starting an uncontrollable fire. Successful controlled burns have been conducted by State and Federal authorities throughout the Tahoe Basin.

Regarding the GHOA project, with financing in place, the TDFPD and the Nevada Fire Safe Council, GHOA's selected contractor on the job, have been busy obtaining all necessary permits to commence the project. It is believed that a mechanical contractor will be selected by mid-May, and mechanical and hand thinning will begin by June 1. Pile burning of thinned materials and other forest slash could be done during the 2009/2010 winter with the assistance of the TDFPD and State Fire authorities. The Fire Safe Council will contract with the TDFPD who will provide the crew which consists of young graduates with fire-fighting degrees, and who constitute a 'reserve force' for the TDFPD in the event of a forest fire.

For the work up the canyon, heavy equipment (same as that which was used for other fuels removal projects in Glenbrook) will be provided access to the Canyon through properties owned in China Garden by GHOA members Scott Pogoda and Gordon & BJ Pefley. The entire community is indebted to these fine neighbors for their generosity in providing access across their properties for these purposes. Without their permission, the work would have been prohibitively expensive. GHOA has guaranteed to restore their properties after the project is completed, but fully appreciates the inconvenience these fine neighbors will suffer for the benefit of the entire community.

THE FRONT GATE: SECURITY OR PRIVACY?

By Bud Hicks, GHOA President

The results of a survey regarding security and service provided by GHOA are discussed elsewhere in this newsletter, but one of the questions asked “What do you believe the primary purpose of the gate and gatehouse staffing should be or provide?” 118 GHOA members responded to this question, with 68% answering “Security”, followed by 21% for “Privacy”, and 11% for “Personal Service access for members and guests.”

GHOA members clearly are concerned about security within the community, as are many of our non-GHOA neighbors. Fortunately, there has been very little criminal activity reported in Glenbrook for many years. Nevertheless, there has always been a concern that our families and properties be kept safe and secure, particularly when times turn hard, as they have in the past year.

However, as reported in earlier newsletters, Glenbrook is unlike fully self-contained homeowner associations surrounded by walls and fences. Instead, our community is surrounded by a major U.S. Highway, public forests, and a mile long beach accessible by anyone with a boat, kayak, or canoe. Another distinguishing factor is that the Glenbrook planned unit subdivision is not a single unified development of member properties. Instead, it is adjacent to, and in some cases built around, many other privately owned properties that are entitled to utilize access roads throughout the subdivision. All of this, coupled with the limitations placed on the abilities of homeowner associations to provide security under such circumstances, makes it extraordinarily difficult to assure security in Glenbrook. Fortunately, because the front gate area and many of the community’s primary roads are located on or cross GHOA lands, a degree of privacy can be provided, but security cannot be assured.

In addition to Glenbrook’s porous boundaries, the community simply wasn’t organized as a uniform entity and, therefore, doesn’t presently have the means to assess all residents for their fair share of mutually beneficial costs. This inequity has become clearly apparent to GHOA’s members who are funding the costs to maintain the community’s infrastructure through their homeowner assessments. Although not universally true, it is unfortunately true that many of the other residents of the community whose properties are not within the GHOA subdivision have been unwilling to help pay for any of the costs of the maintenance and operation of the Front Gate and related security measures, among other expenses that benefit their properties.

The truth of the matter is that GHOA is neither a law enforcement or taxing agency. However, as the owner of many of the primary roads in the community, GHOA has the rights of any other private property owner to control who uses its properties, and how they use them. But, law enforcement is not a privilege afforded to homeowner associations and our Association has struggled for years with the question of how to get our non-GHOA neighbors to pay their fair share of the costs for security and maintenance of the community’s infrastructure.

Community residents having comments or suggestions about how GHOA can help increase security in the community and how the community might better address the question of how to obtain better participation in the costs of operating our community are invited to forward their comments and suggestions to the GHOA by mail or by email to ghoa@glenbrooktahoe.org.



GHOA Newsletter

The GHOA Newsletter is a publication of the Glenbrook Homeowners Association and is provided free of charge to all residents of Glenbrook, Nevada. The newsletters are also available on the GHOA website at www.glenbrooktahoe.org. Glenbrook residents are welcome to comment on the matters addressed in the newsletter, and to offer articles, photographs, and news items. Bud Hicks, GHOA President, serves as volunteer Editor. Please forward comments to ghoa@glenbrooktahoe.org or by mail to P.O. Box 447, Glenbrook, Nevada 89413. God Bless America.

Next GHOA Board Meeting: June 20, 2009

Glenbrook Homeowners' Association
P.O. Box 447
Glenbrook, NV 89413