

Common Grounds

Glenbrook Cottage and Townhome Association News

Submitted by the GCTA Board of Directors, Winter 2009 Edition

GCTA BOARD OFFICERS:

Sharon Bowman, President
Bob Boyd, Vice President
Kenji Sax, Treasurer
Ruth Smith, Secretary
Garrett Sutton, Director

IMPORTANT DATES:

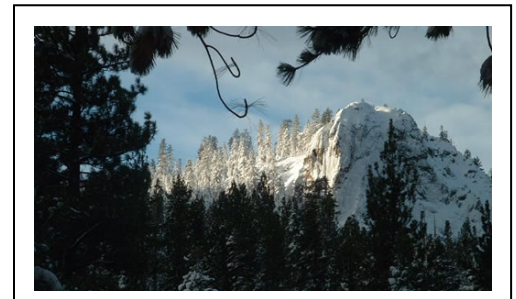
March 14th 2009 - GCTA Quarterly Meeting, 9 AM, Manager's Home
June 6th 2009 - GCTA Quarterly Meeting, 9 AM, Manager's Home
September 6th 2009 - Annual Meeting, 8 AM, Place TBA

A Quarterly Newsletter

Winter Thoughts

By Sharon Bowman, GCTA President

Happy 2009 to all our members and to the Glenbrook community! If you haven't yet seen the fabulous photos of our short but sweet "Winter Wonderland" snowy scenes over Christmas (contributed by many homeowners and by Linda and John Bradley), email the Association to request computer copies – they are lovely photos!



GCTA ended 2008 with a major fire safety/defensible space cleanup around many of the townhomes and other common areas. We hope to continue this cleanup project in the spring (see the management report in this issue). We thank all the homeowners who voluntarily participated in the Fire Safe Council's defensible space reimbursement program.

Also, this coming spring we will begin our townhome walkways paver project as well as Phase B of the two-year landscaping project and a new five-year landscaping plan (see the committee reports on these projects). We are moving forward with these and other large-scale plans, thanks to the intense efforts of our Chief Operating Officer Linda Bradley, as well as the continued efforts of a number of hardworking volunteers. Our thanks to all who have offered to help.

We also plan to extend the residing incentive program one more year. If you are a townhome owner and haven't yet resided with a fiber-cement siding product, look into the incentive program to help defray some of the expense.

And speaking of "looking into ...," check out the Association's new website – a wonder to behold! Our thanks goes to John Bradley and Webmaster Development.com LLC for their exceptionally fine work in creating a professional, informative, and stunning website for the HOAs. The site will be up and running soon – you will be receiving information about access to the members-only section soon.

If you can spare some time in 2009 to help with any of the GCTA or GHOA committees, please let the HOA office know – we would love to swell the volunteer ranks! Each of us can make a difference with our own unique talents. And consider running for either the GCTA or the GHOA Board this coming summer – it's time to do your part!

Treasurer's Report

By Kenji Sax, GCTA Treasurer

Despite the fact that in the last quarter the leaves fell along with the stock market, and we've settled into a cold, dark winter (along with the economy), our financial circumstances are considerably more spring-like. Prior to the end of our fiscal year (September 30, 2008) we paid off the remainder of our debt (\$3,019) to GHOA. As for the debt to the Water Cooperative (WC) in the amount of \$12,958.70, we may have a slight surplus that could be used to pay that off as well. I initiated negotiations with members of the WC that are intended to provide a timely resolution to that issue. Once that debt is resolved, we will no longer be burdened with superfluous accounting issues and can focus on the more pressing issues at hand – like our underfunded reserve accounts, increased management expenses, and potentially unforeseen future expenses (fire safety and BMPs, to name two).

I must thank Linda Bradley for her hard work and dedication, without which we would still be mired in a very untidy financial situation, and for the full support of the GCTA Board in dealing with such challenging issues. As always, we welcome your input and involvement. After all, it's *our* community, but it's *your* money!



Pavers Ad Hoc Committee Report

By Bob Boyd, Committee Chairperson

GCTA's plan to replace the deteriorating asphalt on all townhome walkways with pavers this spring is proceeding on schedule. A specially-appointed committee to inspect the walkways and to make recommendations completed its work last fall, and the GCTA Board approved its recommendations. In addition, two membership surveys were taken – one a few years ago in which townhome owners indicated they wanted pavers instead of asphalt, and another last year in which owners indicated they wanted a one-time assessment instead of a dues increase to pay for the pavers project.

In recognition that only limited walkways exist in front of some townhome entrances, the committee recommended that pavers be installed in some driveway areas that are used as walkways. This will ensure that all townhomes are enhanced by the addition of pavers. The committee and management are now soliciting bids to determine to get the best price for the placement of pavers as recommended by the committee.

If you are townhome owner who has an asphalt driveway area that you wish to redo in pavers, please let the HOA office know as soon as possible. While the pavers project only covers townhome walkways, COO Linda Bradley will coordinate repaving efforts with townhome owners who wish to pay for the additional pavers to cover driveway areas.

This program is open to all GCTA/GHOA members who are considering pavers and would like to participate in the large volume contract. Contact the HOA office for details.

Management Report: Fire Safety

By COO Linda Bradley

Several months ago, Leo Horton of the Tahoe Douglas Fire Department walked the townhome and portions of cottage areas with GCTA President Bowman and COO Bradley. Mr. Horton had several recommendations for defensible space, the most important being the removal of pine trees near residences. The Fire Safe Council has a program that will rebate 50% of the cost of defensible space efforts, up to a \$1,000. Homeowners qualify for this rebate, but Associations do not. Management contacted the affected homeowners and asked if they would appoint COO Bradley as the agent to coordinate the work and apply for the credit. The homeowners would pay the tree service, be reimbursed 50% by Fire Safe Council and GCTA would reimburse the difference – a win-win situation.

COO Bradley coordinated efforts with 13 homeowners – 9 townhomes and 4 cottages. There were 45 pine trees removed, 4 evergreen shrubs removed, 14 pines trimmed away from the structures for fire safety, and 29 aspen trees trimmed for health and fire safety near structures.



Photo taken BEFORE defensible space clearing – notice crowded tree clusters between and against cottages.



Photo taken AFTER defensible space clearing – notice tree-thinning and trimming between cottages.

Townhome Siding Incentives

By COO Linda Bradley

Since the GCTA Board adopted the rebate incentives of \$5,000 per homeowner for those who reside with pre-painted fiber cement siding, there have been eleven townhome owners who qualified for the rebate. Some of these homeowners elected to reside in a year before painting was scheduled and incentives were due. To date GCTA has issued \$45,000 in incentives, with \$10,000 due next year.

Prior to the incentives, seven homeowners resided with unpainted fiber cement siding and are part of the repainting schedule. Together, this makes eighteen out of sixty-four homeowners (not counting the historic Glenbrook Inn still under consideration) or 28% of our townhomes that have completed the mandated residing. We thank all homeowners who have resided with fiber-cement so far, because they have contributed not only to the Association's fiscal savings, but also to fire safety for our community.

Because of the success of this rebate program, the GCTA Board has approved extending the incentive program one more year, for any other townhome owners who want to reside now and delay the receipt of the rebate until their scheduled repainting year.



Landscaping Committee Report

by Ross Barnett, Chairperson

The committee is working on a five-year plan for updating the existing foliage on GCTA common areas. This new plan will replace and replant common areas around the townhomes - areas that the Association spends a substantial amount of money each year trimming, maintaining, and clearing. Many of these areas are now fire and safety hazards, with overgrown shrubbery and exposed tree roots damaging existing walkways.

Historically, many areas around structures were inappropriately planted with too much foliage and with fire-hazardous shrubs. The new five-year plan will address these issues. The committee will present its recommendations to the GCTA Board at the March 2009 quarterly meeting. JB Landscaping Company has already indicated its willingness to work with management and the committee to implement this plan.

Phase B of the two-year GCTA/GHOA landscaping project (which included major portions of highly-visible common areas of both Associations) will be completed after the road/BMP project is finished. Phase B is the landscaping of the Pray Meadow fenced strips west of the cemetery, as well as the birdhouse area near Lake Mill and Engine House Circle.



Glenbrook

COTTAGE & TOWNHOME ASSOCIATION
P.O. Box 447, Glenbrook, NV 89413