

December 2021

**2021 has been an eventful, memorable year and we look forward to a safe, healthy 2022 in our Grenelefe Habitat !!**

**DUES/EXPENSES:** Our property management company merged with another this year and this necessitated a change in our contract. After getting several quotes, we decided that Century 21 Northstar would be the best option. Unfortunately, the new fee structure necessitates an increase in dues to \$125/year. Our primary expenses remain landscape maintenance and utilities (water and electricity for landscape irrigation). We continue to replace 3 mailboxes each year. The 2021 boxes have not been installed yet, so we will install extra mailboxes in 2022. If you believe your mailbox is in especially poor condition, please email its location to [info@grenelefe.org](mailto:info@grenelefe.org).

We continue to maintain a cash balance that has been built up over the past 25 years in order to cover any large expenses, such as repairs to our entrance wall.

**6<sup>th</sup> ANNUAL GRENE-LEAF PICK-UP:** The Scouts picked up and disposed of 261 bags from 43 houses. Thanks, again, to the Slacks for organizing this event, the Wilsons for being the bag distribution point, and Troop 728 for doing the heavy lifting!

**EXTERIOR IMPROVEMENT APPROVAL REQUIRED:** Please remember that all exterior changes need to be approved by the Architectural Committee, per the CCRs. Examples of what requires approval: roof replacement, paint colors, solar panels, major landscape changes (front yard), and any structural additions. A good rule of thumb is: if any of your neighbors can see the change, it requires a form submission. Those who choose to avoid the contractual obligations agreed to when purchasing their home may be required to remove unauthorized material(s) at owners' expense.

The request form can be found on the HOA website: [www.grenelefe.org](http://www.grenelefe.org). The committee seeks to respond to all forms as quickly as possible. This rule protects you from any "ill-perceived/eyesore" changes that could de-value your property.

**GREAT JOB NEIGHBORS!!!** A big thanks to all the Grenelefe homeowners who have submitted forms and made improvements to your homes! This ongoing maintenance adds value to all of our properties as a community and keeps Grenelefe one of the most desirable neighborhoods in our area!!!

**FENCES:** Cedar fences don't last forever. If fences must be replaced, please work with your neighbors to share the expense and be sure to refer to your CCRs for the type of fences allowed.

**TREES & SHRUBS:** Please ensure that all trees and shrubs are pruned so they don't block street lamps and sidewalks are kept clear for pedestrians. Please be sure to hire someone who is qualified and remember that pruning is only a temporary fix. If you have tree roots that are causing damage to sidewalks, foundations and water pipes, removal is the only option.

The CCRs require that each home have at least two deciduous trees in the front yard. If you are removing a deciduous tree, please replace it with something that won't get too large. Landscape designer and Grenelefe resident Patricia Atcheff has compiled a list of good options to consider and it is available on the website: [www.grenelefe.org](http://www.grenelefe.org) under the Homeowners Association tab.

**WE WOULD LOVE FOR ADDITIONAL VOLUNTEERS ON OUR HOA COMMITTEE!** As always, there's an open invitation for anyone to join the HOA Committee. The commitment is very small; we typically only meet once a year. There have been many home sales this year so we welcome new neighbors to join us! If you are interested, please contact [info@grenelefe.org](mailto:info@grenelefe.org).

GRENELEFE IS A WONDERFUL PLACE TO CALL HOME. THANKS TO EACH HOMEOWNER.....*YOU!!!*

Happy New Year!

**Grenelefe HOA Committee:**

Randy Hamilton (Gilbert Ln.)

Suzanne Jensen (Gilbert Ln.)

Dave & Julie Slack (Waltuck Ct)

Jessica Taylor (Waltuck Ct.)

Jack & Mary Kay Wilson (Poehler Ter.)

Wendy Bennion (Lonerock Dr.)

**Contact Info:**

General Info: [info@grenelefe.org](mailto:info@grenelefe.org)

Architecture Issues: [architecture@grenelefe.org](mailto:architecture@grenelefe.org)

Landscape Issues: [landscape@grenelefe.org](mailto:landscape@grenelefe.org)

Communication Issues: [comms@grenelefe.org](mailto:comms@grenelefe.org)

Website: [webadmin@grenelefe.org](mailto:webadmin@grenelefe.org)