

03/24/2024

The Glens Gazette

The latest and greatest news from The Glens of Ironduff

Issue
#10



Our community welcomes Mickey and Ginny Messer. They moved to 747 Coyote Hollow Road from Tampa and will be full-time residents! **WELCOME!**

Dollars & Sense

The Glens finished 2023 with a bank balance of \$29,136 and spent 93% of the planned budget. The underspend was driven by a special project (dock replacement) that was not executed in 2023. Our spending profile for the year was 93% on Road Maintenance and 7% on Administrative, which is in-line with

previous years.

The Annual Assessment collections are nearly complete with 3 outstanding as of March 1.

The Special Assessment collections are proceeding as planned. As a reminder, 1st installment is due on April 1 and 2nd installment due on June 1. We ask any Property Owners that may have difficulty with these payments to contact a BOD member to discuss.



Lot #15B2: John & Mila Lanzetta are still in Pennsylvania. They continue to try to work on resolving outstanding construction issues remotely.

Lot #68: Jay Smathers. The second floor is up! Looking good! Keep up the good work, Jay!

Lot #12V: Mark & Kelly Levy. House plans approved. Some clearing has taken place and a driveway cut in.



2024 Road Plan Execution

"Activity for the 2024 Road Plan is underway - clearing of the ditches and culverts has been completed. Now that they are clear of debris and their underlying condition is visible, we are confirming work required and

revisiting quotes for repairs as planned in our project FDR - 6 (Frank Davis Drainage Repairs from Lot 55 to Loop Lane intersection) - anticipated to be complete in the upcoming weeks. We will also review scope and timing for Project FDR - 7 with our paving contractors this month (Pave Frank Davis from Loop Lane to lower end of Bear Vista Switchback). We're getting off to a good start with an aggressive plan ahead of us - as the work is solidified we will communicate accordingly.



Frank Davis Drainage Repairs Are Underway!



Ex: Before ↑



Ex: After ↓



PSA: Spring is in the air! Ditches throughout the community have been cleared, making this an ideal time to take a few minutes to walk the roadsides of properties (and don't forget the buffer lots) to pick up and dispose of any non-organic debris that has been exposed such as bottles/cans, discarded signs et al.... We appreciate your support in the efforts to keep our mountain clean!



Our Own Website is Coming!



We are excited to announce the implementation of **EasyHOA**, a property association management software. As part of our tech platform initiative, we evaluated multiple options from building a site from scratch to utilizing out-of-the-box software packages. We quickly realized there were many advantages to going with pre-built solutions so we evaluated several to identify one that would fit best with the needs of our community as well as being affordable. There are numerous benefits to the “**EasyHOA**” software package for both property owners and the board.

What is EasyHOA?

EasyHOA quickly became a front runner in our evaluations because it caters specifically to small POA management and helps streamline many of the tasks that are either done manually or are outsourced to various service providers therefore providing an opportunity to save money in the future. From collecting dues to maintaining financial records to managing communication, **EasyHOA** was designed to simplify a community’s operations.

A few key features:

- Provide a website for homeowners and visitors.
- Track dues, payments, and expenses.
- Generate financial reports.
- Maintain transparent financial records.
- Automate and track Requests (such as ARC requests).
- Identify and address violations.
- Share announcements, events, and updates.
- Connect with fellow residents easily.

Next Steps:

We are finishing up the last few tasks to prepare the system for launch. We will be reviewing some of the features and giving a brief overview during **our next POA Board meeting on March 27th**. We hope you all can attend the zoom call to get a preview.

We believe that **EasyHOA** will enhance our community experience. As we transition, we appreciate your patience and feedback.

If you have any questions, please feel free to reach out to any member of the board.



The Social Committee

* NEXT UP!

The Social Committee ("SC") is hosting a "pay as you go" get together on Thursday, March 28th at **The Scotsman Public House** in Waynesville. Festivities will begin at 4:30 pm. Please RSVP by Tuesday, March 26 if possible. We met there last year and had a wonderful time! We hope to see you there! ☺

3-24-24

EXPANDED SCOPE!

The SC met in January to discuss plans for 2024. Along with planning monthly social events, the committee would like to sponsor a community "Helping Hands" group. The vision is that this group would be comprised of volunteers who would offer themselves as people to call whenever special help is needed. This could be rides to the doctor, help shoveling snow, grocery or pharmacy pick-ups, etc. Also, if a member of the community is ill or struggling for any reason, this group could organize helping with supplying a few meals or a special dessert, sending a card or flowers, etc. IF you are

interested in volunteering or discussing the mission or mechanics of how such a group could work, please contact Janice Griesemer at jgriesemer@gmail.com

The committee is also looking at organizing activities that are for charitable organizations. Stay tuned!

RECENT EVENTS:

Jan McLean hosted a really fun luncheon in February at The Blue Rooster. We had 11 participants. There were lots of laughs, good conversation and delicious food. And we even got goodie bags! Thanks, Jan!



"Girls Just Wanna Have Fun"

Peggy Williams and Barbara Cole hosted a lovely and very fun cookie exchange party for the Ladies of The Glens! Yummy Cookies, Wine, and Hot Buttered Rum! Merry, Merry!



Which of these pictures looks most like the women you know? LOL!



If you sell your property or change your contact info, contact Peggy Williams @ pwilliams2256@gmail.com

Thank you!

“Getting To Know You!”

Meet Sven and Jennifer Uellendahl!



Sven and Jennifer Uellendahl live at 819 Coyote Hollow Road. They have lived fulltime here in The Glens since 2016. Sven is originally from Dusseldorf Germany and Jennifer is from Albuquerque, NM. They have a daughter, Svea and a son, Benjamin both of whom live in Germany. Sven and Jennifer chose to settle in The Glens because they had an opportunity to build their home on a large piece of property yet remain close to town and to roadways to nearby cities. They appreciate that our area is not solely a "vacation area" but instead has many full-time and local residents. Sven and Jennifer enjoy sailing, photography and partaking in good food and drink!



Jennifer and Sven adore their "big, white, fat cat" who is shown here. Her name is Lily and what a beauty she is!

Meet Michael and Barbara Bednarz!



Michael and Barbara Bednarz moved into the home at 509 Falling Glen Drive in 2020 as full-time residents. Michael grew up in Windsor Locks, CT and Barbara in upstate NY. They raised their family and spent their work lives in Connecticut. Barbara taught Special Education for 32 years and Michael who taught Social Studies also coached varsity sports and moved on to become a School District Administrator. They have two adult children. A son who lives in New Hampshire and is an engineer and a daughter who lives in Rochester, NY and is a speech pathologist. Michael and Barbara love the "mountain life", the gorgeous views and the friendly people here. They appreciate being close to essential services. Barbara and Michael enjoy travel, working in the garden (It's beautiful!), long walks and attending local theater shows.

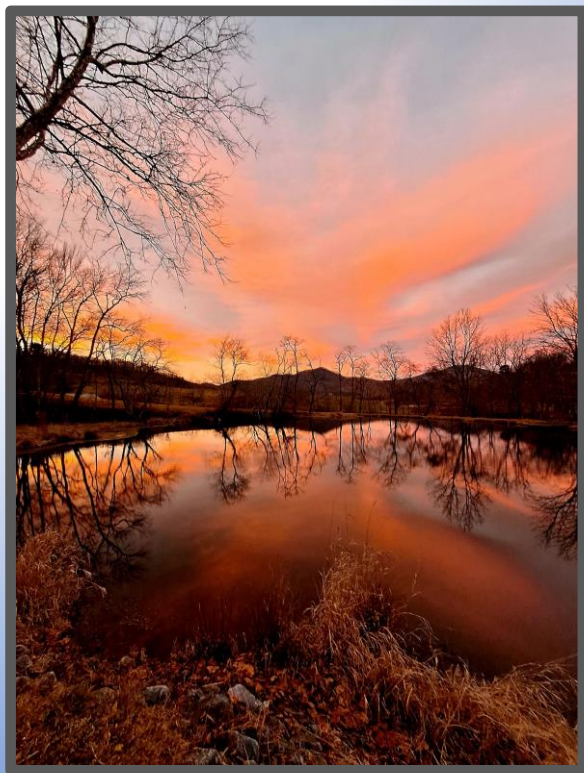
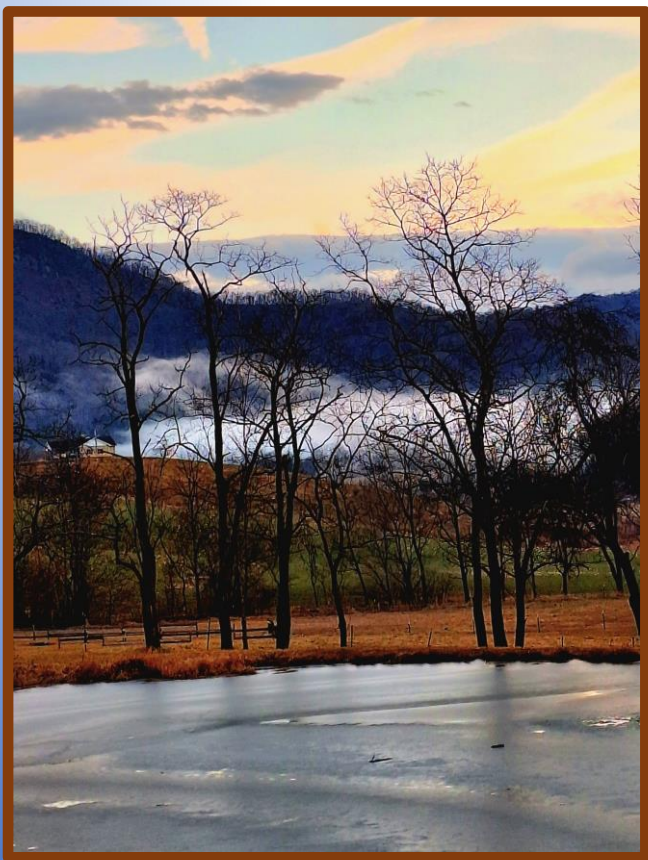
Michael is an avid sports fan and dabbles in photography and woodworking. Barbara loves sewing gifts for her grand nieces and nephews (no grandkids yet!) and is a great cook! They both love UCONN Basketball! GO HUSKIES! They have been very helpful within our community. Michael served on our Road Committee, both helped with the renovation of our front entry and most recently, Barbara has formed a Glens Garden Group!

Meet John Highsmith and Sandra Hayes!



John Highsmith and wife Sandra Hayes own Lot #27 and live at 472 Cansadie Top Road. Their backyard gate (with metal bee) opens onto Frank Davis Road. John is an Asheville native and Sandra hails from Gastonia, NC. They love their loud, friendly goldens ("Meba" and "Riley") and two daughters: Ivy studied theater and works in healthcare in Charlotte. Becky studied psych/art, and works in grocery retail in Boulder. John loves dentistry, photography, scuba diving, and jewelry making. Sandra loves our terrain, the local community spirit and enthusiasm for the arts. Hobbies include travel, dentistry, scuba, arts and design. They love theater, and volunteer with arts initiatives including QuickDraw that improve arts access for local students. Join us for a show! Click on <https://lightsmith.smugmug.com/browse>

We hope you're enjoying getting to know a little more about your neighbors. If you have not sent in your survey, and would like to participate, it's not too late! Please send your entry to jgriesemer@gmail.com. If you would like a new copy or would like to "write your own 'Bio'", let us know! (You will be able to review it before publication!) Thank you!



HOLIDAY FUN AT THE GLENS!



"The Frank Davis Angels!" (LOL!)

