

GLENHILLS INFO

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Pool Roof Replacement

We are awaiting the delivery of materials and the installation schedule from Dubois Roofing. All activities required to start the construction process have been completed. It is anticipated that construction will begin in late July and we will need to close the pool for several days during the process due to safety and construction debris. We will post the dates as soon as they are available.

Pool Pump Repair

Due to several factors our primary pool pump was not performing and we were out of compliance with Hernando County requirements for a community pool. Proper repairs were initiated and completed in May along with the new service company engagement. Repairs to the pool chemical management system have also been completed and will help regulate the proper levels between visits by the pool company.

These updates are being made with existing operating funds and will have no impact to the pool budget.



HOA News

A lot has been happening since April here in Glen Lakes Villa 1 HOA (GLV1).

The GLV1 Board realigned due to the relocation of Jim Baird, President, back to his home state of New Hampshire. Jim worked tirelessly for many years and covered several stints on the board along with watching over many pool projects among other community improvements. We want to thank Jim & Lorrie for all their hard work and support of the Glen Hills neighborhood and wish them all the happiness they deserve closer to family.

We also entered into a contract to replace the roof on the pool structures as well as engaged a new pool maintenance company to make emergency repairs and conduct regular monitoring/servicing of the pool. Other items are also in the works to complete before year end. All of the pool maintenance items are covered through existing operating funds.

I want to personally thank Jim for his support and kindness as we transitioned over. Enjoy a beautiful summer in NH!

Jeff Worboys, President

Speeding Issues

A continuing problem for our community is traffic flow and excessive speed on our narrow roads, especially, in the GlenHills neighborhood. The streets mainly impacted are New Orleans Drive and Mississippi Run.

There are a number of remediations being reviewed by the MHOA and Erin is working hard to complete implementation as soon as possible and will communicate those plans.

In the meantime please watch your speed in the GlenHills area. The speed limit on our three roads, mentioned above, is 20mph. Also, adhering to all stop signs will help keep us all safe.



We also have a number of of Sandhill Cranes (12 that I counted today) that inhabit the area near the mailbox kiosk and the new construction. That area is covered by large oak trees and can be dark even during the daytime. The cranes like to drink the water from the side of the road and are quite vulnerable. I have noticed many, many residents make the effort to slow down and gently drive around the cranes.

Thank you for keeping them safe!

Board Member Updates

President

Before Jim left he asked if I would step in to handle the role, of president, until our annual meeting in December. I agreed to work in that capacity and carry forward our current projects and continue improving our working arrangement with the MasterHOA team and Erin as our contact through FirstService Residential.

Erin and I have had our first scheduled monthly meeting to go over many current topics and how we can start to prioritize the actions needed to improve several areas of our neighborhood.

Member at Large

Coming on to the board to assist with several operational items is John Sim, Bourbon Dr. With his deep background in construction and home renovation John will be a valuable asset regarding our pool area maintenance and community lawn project (more on that in a bit).

Budget Process

The budget process for 2025 is underway and our board will be working with the MasterHOA to complete that process over the summer. Matt has been reviewing our income and expenses for the past several years with the MasterHOA so that we can have a clear picture of how to accomplish our goals.

Next Board Meeting

When: August 20th at 7:30pm

Where: GlenHills Pool

We all look forward to serving as your board through this year and hopefully beyond as we work our plan to provide quality maintenance and improvements without impacting our existing reserves or dues structure for GlenHills Villa 1 HOA.

Our Lawn Status

Our lawns are all generally about 30+ years old. Some have been replanted and others repaired with plugs but we rely on services through the HOA for mowing, weed/pest control and irrigation. Those services are contracted by the GLV1 HOA and are a hefty expenditure but with proper management, and a bit of luck with Mother Nature, should provide for a consistent yard scape throughout our neighborhood.



We have, until recently, been in a rather intense period of drought and an onslaught of a multitude of weed types. Some folks take it on as a personal effort to eradicate those pesky weeds as best they can and some with a good measure of success. In addition, the drought conditions have complicated mowing plans which have left yards even more vulnerable and looking a bit ragged. Hopefully, our rainy season this year is going to continue for a bit longer and further strengthen our present lawns and allow our contract services to provide care as designed.

A survey was conducted on all streets included in GlenHills and Lakeside to gather data on current lawn conditions. We rated the front and sides, on corners, of lawns based on three levels.

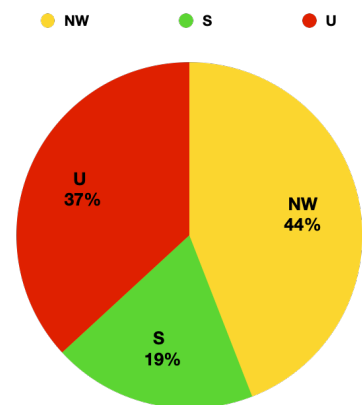
- Satisfactory
- Needs Work
- Unsatisfactory

The criteria and results are shown below. For now we have a much improved greening of the lawns but that also is due to some very happy weeds as well as grass.

With that said the GLV1 Board, along with the MHOA, is moving forward with conversations with our providers to address the long term issues and how we can work to achieve more consistency and quality around lawn care expectations. The data gathered is to help the discussions and quantify the level of issues and give us something to measure against as changes are made. We will report back on how those discussions and program plans go.

Yard Status By Street

Status	NW	S	U	Grand Total
Street Name	Status (Count All)			
Bourbon St	3	1	3	7
Creole Ct	4	2	1	7
French Quarters Cir	11	5	17	33
Mississippi Run	15	12	19	46
New Orleans Dr	15	6	9	30
Rhett Ln	19	3	7	29
Grand Total	67	29	56	152



Legend

- NW - Needs Work:** Mostly healthy grass with visible weeds, brown patches and small bare areas
- S - Satisfactory:** Healthy grass with minimal weeds and almost no brown or bare patches
- U - Unsatisfactory:** Less than 50% grass with numerous weeds, brown or bare patches

Note: All lawns have numerous types of weeds primarily crabgrass.