

Graeagle Meadows Homeowners Association (GMHOA)

Community Newsletter – Fall 2025

Dear Graeagle Meadows Homeowners,

The GMHOA Board of Directors is pleased to share this Fall 2025 community newsletter, including important updates and seasonal reminders.

Election Results

On November 8, homeowners elected four Board members. Below is a list of current and newly elected Board members and their officer positions:

- President: Craig Silva
- Vice President: Kimberly Siclari
- Secretary: Robert Voelkert (2)
- Treasurer: John Berdrow
- Director: Carey Castagnoli (3)
- Director: Guy Senter (3)
- Director: Michael Curran (2)

(3) - Newly elected with three-year term
(2) - Newly elected with two-year term

2026 Budget

We are pleased to announce that the Board has approved a **flat budget** for 2026. After careful review and analysis, **there will be no increase in quarterly dues** for the coming year.

Quarterly dues will remain **\$1,965** in 2026.

The Board remains committed to maintaining the quality and integrity of our community infrastructure. All upgrades and maintenance identified in the Reserve Study—including roads, buildings, sewer/septic systems, vehicles, equipment, and monuments—will proceed as planned.

We do not anticipate the need for borrowing or a special assessment in 2026.

A copy of the approved budget is attached for your review.

Wintertime Reminders

Associa Maintenance:

Associa Maintenance staff will remain onsite throughout the winter to handle snow removal and address winter-related issues such as fallen trees, roof leaks, and other maintenance needs as time allows.

They are also preparing for next year by completing procurement activities for 2026 contracts, including landscaping, painting, roof replacements, and deck maintenance.

Homeowner Recommendations:

If you will not be occupying your home this winter, we strongly recommend you-or a qualified contractor-properly winterize your residence:

- Shut off your water supply line
- Drain irrigation systems and disconnect hoses
- Add antifreeze to vulnerable water lines
- Turn off your water heater
- Turn down or turn off heaters
- Close the chimney flue
- Open cabinets with plumbing fixtures to allow airflow

If you are not a full-time residence but plan to visit or rent your home during or after significant snowfall, please notify Associa Maintenance via **TownSq** at least **72 hours in advance** so they can clear access to your home and parking areas.

Lastly, per **Section 8.3 of the CC&Rs**, owners must inspect their property for signs of water intrusion at least monthly during rainy and snowy season. Signs of water intrusion must be reported to the Association within **24 hours** of discovery.

Communications

Great news-GMHOA will soon launch a brand-new website! Final checks and updates are underway, and a notice will be sent out via **TownSq** as soon as it is available.

Did you know Graeagle Meadows has it 's own private **Facebook** page? It's exclusively for homeowners and long-term renters-a place to connect, ask questions, share tips, and stay informed. Eighty homeowners are already members. Simply request to join on the page to be part of the conversation.

GMHOA Committee Involvement

Would you like be involved and have a greater voice in our community? The GMHOA Board is currently filling positions on the following committees:

- Architectural Review
- Maintenance and Landscape
- Safety / Firewise
- Rental
- Finance
- Database

Volunteering is a great way to strengthen our community and share your expertise. If you're interested, please contact a Board member or send a message via **TownSq**.

We appreciate your continued support and involvement throughout the year. Wishing you a joyful holiday season and a prosperous New Year.

GMHOA Board of Directors

Graeagle Meadows Homeowners Association