



November 29, 2022

More information can be found at GlennStoneDurham.com

Dear Glennstone Neighbors,

It's been good to be able to get back together on a limited basis this year. We appreciate everyone who came out to the summer meetings at the Gazebo and to the Annual Homeowners Meeting held at the Glen Harvest Baptist Church.

We have a newly energized Board who are hoping to further engage the community in some social events like the holiday decoration get together this Sunday, December 4 from 1pm to 4pm starting at the Gazebo. This will be an opportunity to meet your neighbors, enjoy cider and treats while decorating the entrances of the neighborhood.

In order to meet the financial obligations of the community, there will need to be a small \$3 increase in the annual dues this year. Dues for 2022 were \$247 and with this increase, the dues for 2023 will be \$250. Dues are billed by the end of December and they are due by the end of January 2023 for the year.

What do your annual dues cover at Glennstone?

- Landscaping & maintenance of common areas
- Financial management
- Property management
- Electricity for community lights
- City Water and Sewer
- Pond and dry bed retention area maintenance and annual certification
- Insurance covering common grounds and governance
- Annual Tax filing for the community
- Communications to the community including web site, printed notices, signs

To keep up with what is going on in the community, please be sure you are receiving the listserv emails from Trac Management and that you are visiting the Glennstone website at GlennStoneDurham.com.

Happy Holidays!

Sincerely,

Thomas Whisnant

