

Building & Grounds Committee Annual Report - 2025

Respectfully Submitted by Paul Williams-Chairman

The B&G committee membership consists of Paul Williams, Chairman, Mark Panozzo, Mike Snyder, Lauri Draggoo and the Board Liaison, Brian Beechie. A special thanks to Steve Kubicsek from Green Acres who helped us identify and address issues pertaining to common area landscaping.

The committee has the responsibility of overseeing the common grounds of GE as to maintenance and aesthetics. Most of the maintenance is horticultural but we also make recommendations with respect to streets, sidewalks, and traffic. We are also responsible for keeping the clubhouse and pool area in proper condition. This also extends to the front gate, flag and lakes including fountains. We have a trashological sub-committee that is responsible for placing and retrieving the trash and recycle bins to and from the street on collection days. This sub-committee is made up of volunteers from GE who accept a one calendar month responsibility. (see attachment 1, “trashological schedule”)

2025 Significant Events:

1. Low Lake Levels

Weather-wise, the year 2025 was a very dry one for GEOTL. Our water features have been below normal and it was necessary to cease the operation of the fountains to avoid damage to the pumps. It appears that we are headed for the same situation this season if we don't get some measurable rain.

2. Fountain Control Box Vandalism

On Lake 4 in late December, we once again experienced a homeowner's breaking into the fountain control box and changing the time of operation to suit them. This has happened in the past on Lake 4 and requires someone (me) resetting the timer. Under no circumstances is anyone permitted to tamper with fountain control boxes.

3. Hedge Completion

Two years ago we established a 5-year plan to replace the hedges that separate the Lake 5 area from the preserve. The decision was made to complete the replacement this past year in order to maintain uniform growth of the Calusia which are the replacement plant of choice.

4. Security Cameras

In 2025, two security cameras were added to the clubhouse area. One camera surveils the clubhouse entrance area. Another camera surveils the pool area. Since installing the cameras, we have observed violations to the covenants & restrictions and/or pool rules. Because we have camera recordings, we were able to identify the violators and rectify the situation.

5. New Duties - Private “Common Landscape”

In 2025, we experimented with adding private lawns to the purview of the B&G Committee — which by direction and history has been tasked to review only the Common Areas of the neighborhood. The decision to make this additional responsibility permanent has yet to be made.

6. Reminder for New Homeowners:

The successful maintenance of private lawns is a partnership between each owner and Green Acres. The home owner is required to properly water their lawns — with the landscape company having the right to make adjustments to the watering schedule as deemed necessary to keep landscape healthy. If the homeowner notices problem areas, it should be reported by them to the Board for notification to Green Acres. In periods of homeowner’s extended absence from Glen Eden, the responsibility for reporting landscape issues falls to the owner’s home-watch designate.

Attachment 1

Trashological Schedule For 2026

January	Tom Hanna
February	Dave Oliver
March	Ken Wissman
April	Mike Snyder
May	Graham Wright
June	Jacque St. Julien
July	Paul Williams
August	Mike Taylor
September	Jacque St. Julien
October	Kathie Christ
November	Jeff Beckley
December	TBD