

2025 Compliance Committee Report to the BOD

The Glen Eden Homeowner's Association has a Compliance Committee which issues Compliance Requests in the form of an email and requires follow up by the committee for compliance closure.

Compliance Requests are sent routinely during the year, in addition to an Annual compliance walk-through. The walkthrough inspections were conducted in early December 2025 by Bob Calkins and accompanied by Aric Rudden. What was inspected was a resident's compliance with all rules including, but not limited to, Roof, sidewalk, driveway, and walls against categories including: mold, cleanliness, repairs, and other observable non-compliance indications. Homes were also checked for various other criteria that is spelled out in our community bylaws and rules.

Compliance letters were sent via email to all homeowners that were in contravention of these bylaws and rules. The notices were sent from the Glen Eden website and both the Glen Eden Board of Directors and property management were copied. Homeowners were and are requested to reply directly to the email with updates to compliance issues

The committee will re-inspect at the end of Q1CY 2026.

There were 27 Compliance Requests sent for CY 2025. This is a slight uptick from the previous year, but to be expected with the age of the community. Most of the compliance requests to homeowners have been mitigated and subsequently closed on the list. Additionally, there were no significant differences or trends when comparing the annual compliance report in 2024 to 2025 for categories or frequency of infractions.

As always, we highly encourage our residents to be vigilant as the committees are small and cannot be everywhere at all times. Your help is valuable and we appreciate it.

Respectfully submitted, Bob Calkins