

July 2026

The Glen Gazette

A newsletter for The Glen of Pacific Grove Residents

Next Board Meeting Wednesday, July 15 at 5:00 pm.

Smoke and CO2 Alarm verifications
California law requires all occupants to verify that they have working smoke detectors as well as Carbon Monoxide monitors in their homes. Management will be passing out the verification forms soon. Please fill them out and return them promptly.

Pedestrian Gate – Key will be needed for both entrance and exit
Recently some young men were caught climbing over our large entrance gate and then using the pedestrian gate to let themselves in. They were riding ebikes up and down our hillsides. This has happened more than once. As a result of these events, the board has decided to have a lock installed on the inside of the pedestrian gate, thus a key will be needed at all times to enter and exit the pedestrian gate. If you need a key, please contact Liane at Thelander Management. We apologize for any inconvenience this causes.

Speed limits on Glen Lake Drive and Piedmont Avenue – A few cars have been noted going quite fast through our neighborhood and on Piedmont as they enter and exit. Remember that there are a lot of people walking as well as wildlife crossing the road. If you have kids and they are riding e-bikes in the neighborhood, please have them stay off the hillsides. Landscape and sprinklers have recently been torn up and broken due to some riders going up and down the hills. This costs all of us when repairs are needed.

HOA Finances – As Phase II of our roof project nears the halfway point, we want to remind all owners about the large financial obligations we still have ahead of us. Phase II of the roof project will cost about $327,000. We will have another large payment next summer (2027) after Phase III. The board continues to watch our finances closely. Our reserve funding is low, but as of now, we have adequate funding to complete the roofing project without raising dues. This assumes that there are no major cost increases around our other obligations (insurance, repairs, etc.). We will be closely evaluating our future funding obligations when we review our budget in October.

Contact Info:
Community Manager - **Liane Cunningham** (Thelander Management) - **(831) 758-2855, Extension 6** or Liane@ThelanderMgmt.com**.**

The Glen of Pacific Grove Board of Directors

Mike Levis, Lindsay Munoz, Neil Shea, Karen Kessler and Gary Brown