

# Giants Neck Heights Association

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May 2026

## GNHA Summer Updates

As we prepare for the summer season, we have a few important updates to share.

### Budget Update

Enclosed is the proposed GNHA Budget for the 2026-2027 fiscal year, which has been approved by the Board of Governors (BOG). Members may submit comments via email to the President or Treasurer.

Our Budget Meeting will be held on Saturday, May 23, 2026, at 9:00 AM at the clubhouse.

The proposed tax levy will stay unchanged at **3.0 mills**.

The following capital improvements and initiatives are planned for the 2026–2027 budget year:

#### 1. Professional Landscaping Services

After conducting a multi-month Request for Proposal (RFP) process, the Board has selected Perry Landscaping as the Association's landscaping contractor. Perry Landscaping will assume responsibilities for the remainder of this budget season. Pending satisfactory performance, the Board intends to retain their services for the 2026–2027 fiscal year.

#### 2. Phragmites Maintenance at the clubhouse – \$1650 annual fee

#### 3. Park/Playground \$2500 to continue enhancements

### Bylaws Amendments

The Bylaw Committee and Board of Governors have undertaken a comprehensive review and revision of the Association's bylaws to strengthen organizational structure and accountability. A copy of the proposed bylaws is enclosed with this newsletter. The revised bylaws have been reviewed by legal counsel to confirm compliance with the Association's charter and applicable Federal and State regulations. The proposed bylaws will be presented for member review and a formal vote at the June meeting. Members with questions are encouraged to submit them in advance via email to [giantsneckheightspresident@gmail.com](mailto:giantsneckheightspresident@gmail.com).

### Parking Regulations

Parking in the turnaround area is strictly always prohibited. This applies to all vehicles without exception, including cars, golf carts, scooters, and motorcycles. The Association maintains a designated parking lot for member use.

Parking at the seawall is similarly always prohibited, regardless of the hour or duration of the stop. Any vehicle found parked at the seawall will be directed to leave immediately. Association parking regulations apply equally to all members and guests — no exceptions will be made.

## Beach Turnaround Decals

Enclosed are two decals for beach turnaround access. Please place the decal on the driver's side front windshield for easy identification by beach staff.

Important reminders:

- Turnaround decals are for access to the turnaround area only.
- Parking tags are required for access to both the parking lot and turnaround.
- If using a scooter for the designated parking area, a turnaround decal must be affixed to the scooter.

## Beach Parking Tags

Parking tags will be available for purchase when paying association taxes.

- Parking tags can be purchased when paying association taxes. Parking tags are one per taxable property. Properties used as two families that receive (one) tax bill are considered one property and therefore only eligible for one parking tag. There are very few properties in GNHA that qualify as a true condo or duplex. Please do not give the Tax Collector a hard time. One tax bill = Eligible to purchase ONE parking tag.
- **Please keep your current parking tag until June 30th.** The new 2026-2027 tags should not be used before July 1, 2026.
- Golf Carts are required to have a decal for the turnaround and tag for parking.
- Parking tags are required year-round. Our parking attendants rely on visible tags to ensure that only members are using the lot.
- If you rent your home, please ensure your renters understand and follow parking regulations. It is not the responsibility of GNHA employees to explain missing parking tags to renters.

Replacement Tags Policy:

- GNHA has a long-standing policy of no replacement tags. However, starting January 1, 2022, members are eligible for one replacement tag for a \$50 fee.
- If a replacement tag is lost or stolen, no further replacements will be issued.
- Homeowners who rent their properties should consider requiring a deposit from renters to cover potential tag replacement costs.

Plan Ahead:

Due to high demand, the tax collector will not be able to process emergency tag requests between June 30 – July 6. Please ensure your tax payments and tag requests are submitted on time.

Denise (Tax Collector) will be available on June 19<sup>th</sup> from 3:30pm-5:30pm and June 28<sup>th</sup> 9am-11am at the Clubhouse for anyone that wants to pay in person. We will no longer be accepting cash payments.

## Rental & Parking Responsibilities

Homeowners who rent their properties are responsible for ensuring renters understand and follow all association rules.

- There have been multiple incidents involving renters who were unaware of the parking tag requirement.
- While it is up to homeowners to provide renters with a tag, it is not GNHA employees' responsibility to handle disputes related to missing tags.

- We strongly encourage homeowners to provide renters with a written summary of association rules.

### **Election Meeting**

We have three open spots on the board for the June 2026 election meeting. If you're interested in putting your name down, please reach out to the nominating committee which can be found on our website.

All are property owners in GNHA and are eligible for election.

Voting instructions can be found on our website, under FAQs. Look for the question "Are there instructions on voting?"

### **Proposed New Ordinance**

No political signs on GNHA property.

### **Community Mindfulness**

A reminder is that our turnaround and parking lot staff are fellow community members working hard throughout the summer. Please treat them with the same respect and kindness you would expect for yourself or your loved ones in a similar role.

### **Meeting Dates**

- Budget Meeting – May 23, 2026, at 9:00 AM (Clubhouse)
- Election Meeting – June 27, 2026, at 9:00 AM (Clubhouse)
- End-of-Summer Meeting – August 29, 2026, at 9:00 AM (Clubhouse)

### **Meeting Rules**

- Please be respectful to fellow members and the Board of Governors.
- Interruptions and disrespectful behavior will not be tolerated.
- If necessary, individuals who disrupt meetings will be asked to leave.

### **Upcoming Events**

For more details on community events, visit our Facebook page or website.

Thank you, and we look forward to a safe and enjoyable summer!

**Shari Whittaker**  
President, GNHA

# 2026-2027 Proposed Budget

## GNHA PROPOSED BUDGET 2026 -2027

	Proposed Budget	
	2026-27	Mil Rate = 3.0
Beach Passes Sold	5,300.00	
Tax Interest / Back Taxes Collected	200.00	
Tax Lien Filing Fees Collected	150.00	
Club House Rentals	4,000.00	
Bingo Revenue	1,200.00	
Total Income	10,850.00	
Total Expense From Below	148,490.39	
<b>Total Revenue</b>	<b>137,640.39</b>	<b>137,640.39</b>
Acct#1 Insurance	15,000.00	
Acct#2 Legal	3,000.00	
Acct#3 Tax Lien Filing Fees	150.00	
Acct#4 East Lyme Real Estate Taxes	5,000.00	
Acct#6 Postage & Office Exps.	4,500.00	
Acct #7 Groundskeeping and Beautification	10,000.00	
Acct #8 Heat	3,320.20	
Acct#9 Electricity	3,020.19	
Acct #10 Internet	900.00	
<b>Acct#11 Improvements</b>		
Acct#11A Park	500.00	
Acct#11B Parking Lot	500.00	
Acct#11C Beach	500.00	
Acct#11D Clubhouse	4,900.00	
Acct#11E Jetty		
Acct#12 Contingency	3,000.00	
Acct#13 Payroll Tax	4,500.00	
<b>Acct#14 Maintenance and Supplies</b>		
Acct#14A Park	1,000.00	
Acct#14B Parking Lot	500.00	
Porta polys	1,800.00	
Turnaround Decals	2,500.00	
Acct#14C Beach	6,500.00	
Acct#14D Clubhouse	6,000.00	
Acct#14E Jetty	2,500.00	
Acct#14F Police Service: 4TH OF JULY WEEKEND, 5	9,000.00	
Acct#15 Recreation Event	5,000.00	
Acct#16 Summer Employees	35,000.00	
Acct#18 President	1,500.00	
Acct#19 Secretary	1,000.00	
Acct#20 Bookkeeper	9,000.00	
Acct#23 Tax Collector/Office Services	6,000.00	
Acct#24 Clubhouse Chairperson	1,200.00	
Acct#26 Treasurer	1,200.00	
<b>TOTAL EXPENSES</b>	<b>148,490.39</b>	

## LETTER FROM THE TAX COLLECTOR

As we are all looking forward to the warm weather and enjoying our beach, I wanted to send a few reminders when paying the GNHA taxes and receiving parking passes.

- All bills will be in the mail by the end of the first week in June. If you have not received yours by last week, please email me and I will gladly email back a copy.
- All email requests are returned within 24hrs. I have a day job so please be patient for a reply.
- Please do not call as I will not be able to answer any questions during the day.
- The mail was very delayed last year, creating many problems. The best way to receive passes before July 1<sup>st</sup> is to pay in person. I will be collecting them at the club house on June 19<sup>th</sup> between 3:30pm to 5:30pm and on June 28<sup>th</sup> between 9am to 11am.
- Only checks are accepted, please no cash.
- When making out check ensure that the legal line is filled out properly. The bank goes by the legal line and will return it if it is not correct. I would hate to have to return a check since it would delay receiving a pass.
- Remember to add \$10 to your balance if requesting a pass. Only one pass is issued per property.
- Please don't forget to sign the check.
- If paying by mail, don't forget to include a self-addressed stamped envelope.
- The best way to reach me is by email at [gnhataxcollector@gmail.com](mailto:gnhataxcollector@gmail.com)

I hope these reminders help with a smooth collection year and quick turnaround for passes.

Thank you in advance for your understanding.

Denise Compton, CCMC  
GNHA Tax Collector.