

# HIGH MEADOWS AT SPRINGS RANCH HOMEOWNERS ASSOCIATION NEWSLETTER

APRIL 2010

Greetings, High Meadows Homeowners!

This letter comes to you from the Board of Directors of the High Meadows Homeowners Association. We would like to take this opportunity to introduce ourselves to you and remind you of a few regulations affecting all of us in the Association.

## DECEMBER 2009 ANNUAL MEETING

Adverse weather struck on the planned annual Homeowners Association meeting date in December, 2009. Therefore, the meeting was rescheduled for January 12, 2010. At this meeting, the Homeowners present or represented by proxies elected members of the Board of Directors for 2010. The Association is a legally constituted entity, and the Board of Directors (High Meadows homeowners like you) represents you in the management and direction of the Association. Your Board members for 2010 are:

Rudy Haberzettl, President and Architectural Control Committee chairman  
Denise Millot, Vice-President and Architectural Control Committee member  
Roy Strain, Secretary, Treasurer, and Architectural Control Committee member

Your Association helps to preserve the character of our neighborhood and protect the value of your investment in your home. Your participation will help the Association best accomplish these purposes. Homeowners are encouraged to get involved in neighborhood projects to improve our community. If you are interested in working on association committees, please contact the Board and/or come to a Board meeting as described later in this Newsletter.

The next Annual Meeting will be held in December 2010. At this meeting, Board members for the following year are elected and the budget is discussed and ratified. You will receive more

information about this meeting as the time approaches.

Board members dedicate significant time and energy to the maintenance of our community and our property values, thereby serving all High Meadows homeowners. The 2010 Board would like to take this opportunity to thank the following former Board members for their service to the homeowners in the Association:

Corey Turner, 2009 & 2008  
Rudy Haberzettl, 2009 & 2008  
Roy Strain, 2009  
John Dextras, 2008  
Gene Hill, 2008  
Brent Mrofcza, 2008  
Chris Partridge, 2008  
Katie Tiedeman, 2008

## WEBSITE and CONTACTS

High Meadows HOA has a website at <http://www.highmeadowsnews.com>. Register to use this site at the link in the pane on the left-hand side of the page. Once registered, you can access many areas of interest, including:

- Board Meeting dates, times, locations
- Board Meeting minutes
- Newsletters and announcements
- Budget and other financial data
- Association governing documents: Covenants ("Declarations"); Policies, Procedures, Rules & Regulations; Architectural Guidelines; and more
- Pay dues online
- Forms
- And more

Our Association is ably assisted by Hank Henningsen and Frank Madrid of Small Association Management. Hank and Frank can help you with many Association issues, such as applying for a parking exception, requesting approval for a landscape modification, reporting a covenant violation, etc. Their local telephone number is (719) 325-7480. Their email is [smallassociationmanagement@yahoo.com](mailto:smallassociationmanagement@yahoo.com).

## COMMUNITY IMPROVEMENTS

Our Association is responsible for several easement areas in the community, including: one side of the neighborhood entry streets on Lyndhurst, Cold Springs, and Eagle Canyon; the easements between Round Hill & Peterson and between Cobble Creek & Cold Springs; and the north half of the easement between Amber Ridge and Hillock (south of the school).

The Association budget includes a fund to improve and maintain these areas. Since 2006, these funds have been used for several community improvements, including:

- Landscaping the north half of the easement between Amber Ridge and Hillock
- Landscaping the easement on Lyndhurst
- Implementing the first phase of improvements to the easement between Cobble Creek and Cold Springs
- Repairing and preventing erosion of the steps in the above easement
- Implementing the first phase of improvements to the easement between Round Hill and Peterson.

As many of you know, the Master Plan for Springs Ranch (filed by the developer with the city when the community was planned and built) calls for the easement areas along the three entry streets to be planted in “ranch-style natural growth,” which essentially means native grass and vegetation rather than manicured (and much more expensive!) turf. These areas are not so unsightly if they are kept mowed. Our 2010 budget includes funds to mow these areas every two weeks during the growing season.

## BOARD GOALS FOR 2010

The Board has established the following goals for 2010:

- Implementing the first phase of landscape improvement to the easement along Cold Springs.
- Investigating the possibility of changing our relationship to the Springs Ranch Master Association. This entity assesses each HOA in Springs Ranch a significant amount of money (funded from our annual dues) to maintain common Springs Ranch areas such as the median on North Carefree and the easements

and fences along North Carefree and Peterson. The Board has entered discussions with a lawyer to examine possible alternatives.

## HOA DUES

Homeowner Association dues (\$180 per home) were “due” in full by January 31 for the year 2010. Delays in payment of dues past the end of February result in a late fee being posted to your account. To promote fairness to the vast majority of homeowners who pay their dues on time, past due accounts are submitted to a lawyer for further action. Dues can be paid online using the <http://www.highmeadowsnews.com> website. If you are having financial difficulty paying your dues in these difficult economic times, please contact Hank or Frank at (719) 325-7480 to discuss possible alternative payment plans.

## COVENANT OBSERVANCE

High Meadows is a covenant-protected neighborhood. When we purchased our homes in High Meadows, we signed documentation agreeing that we would abide by the Covenants. Our Covenants help us maintain a standard in our community. High Meadows is a **self-patrolled** Homeowners Association, which means it is up to each of us to keep our neighborhood looking great by cleaning up our own trash, picking up after our own animals, controlling weeds in our yards and sidewalk areas, abiding by the covenants, etc.

The Covenants (“Declarations”), Architectural Guidelines, and other relevant documents are posted on our website as described above at <http://www.highmeadowsnews.com>. If you suspect a covenant violation, you can report it to Hank or Frank at (719) 325-7480 for investigation. Your name will not be used.

## HOMEOWNER LANDSCAPING and IMPROVEMENTS

Section 5.7 of the Covenants addresses the issue of weeds. As the summer growing season approaches, please help keep our community looking its best by controlling weeds on your property. Remember that you are also responsible to control the weeds in the area between the sidewalk and the street. Colorado Springs Code Enforcement also governs weed control.

Any change to your previously approved landscape plan or any "improvement" to the exterior of your home requires that a plan be submitted to the Architectural Control Committee for approval.

"Improvements" include structures, exterior painting, fencing, walkways, retaining walls, decks, patio covers, dog runs, and numerous other items identified in Section 2.14 of the Covenants. Some improvements also require building permits and are the responsibility of the homeowner.



Please note that in addition to the Covenants, there are Architectural Guidelines detailing the accepted materials, structures, etc. These documents and the Architectural Change Request forms are available online at <http://www.highmeadowsnews.com> or by contacting Hank or Frank at (719) 325-7480.

The Committee does its best to review and approve plans as quickly as possible, but please allow 30 days from Committee receipt of your plans for their review and approval. Please use a copy of your Site Plan (included in your closing papers or available from the county) to create a scale drawing of your landscape plan to expedite the approval process.

## **PARKING**

Section 5.11 of the Covenants governs parking of vehicles. This regulation includes a restriction prohibiting overnight (midnight to 6:00 a.m.) parking of vehicles on the street. This regulation is intended to preserve a safe



and uncluttered streetscape and to prevent the storage of vehicles on the neighborhood streets. Violations will result in a fine to the Homeowner. If you need a short-term exception (for instance, if you are expecting out-of-town guests), please contact Hank or Frank at (719) 325-7480 24 hours in advance. If a vehicle not belonging to you is parked in front of your house, please contact Hank or Frank to avoid being considered in violation.

Please note that the Covenants prohibit parking vehicles on any part of your landscape that is not the driveway. This means that vehicles may not be parked on rock or grass areas beside the driveway or on the easements between the sidewalk and the curb.

## **TRASH BINS and SCRAP MATERIAL**

Section 5.3 of the Covenants governs the storage of trash bins, scrap material, and other unsightly objects. These items must be stored so as not to be visible from neighboring property or adjoining streets except on refuse collection days. Let's keep our neighborhood looking tidy by keeping our trash bins and other unsightly material stored out of sight.

## **SAFETY and CLEANLINESS ISSUES**

Landscaping elements in our community are maturing, making our neighborhood look great! However, it's a good idea to keep overgrown shrubbery trimmed to avoid providing easy hiding places for potential mischief-makers or worse.

Also, the Stetson Hills police have advised keeping garage doors closed and locking cars parked outdoors to avoid being an easy target for opportunistic burglars.

The planting beds in the new landscaping along Lyndhurst are being fouled with dog waste. If you walk your dog in this area, please pick up after it.

## **HOMEOWNER ATTENDANCE at BOARD of DIRECTORS MEETINGS**

Homeowners are welcome to attend regular meetings of the High Meadows HOA Board of Directors. These meetings are held at the Stetson Hills Police Station on the second Tuesday of each month at 6:30 p.m. At these monthly Board meetings, homeowners are provided time to speak on topics on the agenda (which can be viewed on the <http://www.highmeadowsnews.com> website). If you wish to speak on a subject that does not appear on the agenda, please contact Small Association Management at (719) 325-7480 ten days prior to the meeting to have your topic placed on the agenda.

## **NEIGHBORHOOD PARK**

Our neighborhood park adjacent to Springs Ranch Elementary School is a great community asset. Please help keep it looking its best by picking up your own (or maybe even someone else's) trash, dog waste, etc. For those who may not be aware, despite the fact that the park bears our community name, the park is owned by the city and the city is responsible for all maintenance and upkeep.

Unfortunately, there have been some recent incidents of vandalism and other undesirable behavior in the park. Please keep an eye out for suspicious behavior at the park or in the community at large and report it to the Stetson Hills police at 444-3140.

## **ANNUAL GARAGE SALE**

It's almost time for the Springs Ranch Annual Garage Sale! The dates set for this year are: Friday & Saturday, June 11 & 12. Everyone in the Springs Ranch Community is welcome to participate. Each homeowner conducts his or her own sale, and potential buyers are drawn to the neighborhood by signs and notices in the newspaper.



## **AND FINALLY...**

In closing, your Association exists for you and your investment in your home. Everyone's participation is encouraged and welcomed. Please let us know your interests and concerns, and make our Association more effective by getting involved!