

High Meadows At Springs Ranch Homeowners Association Newsletter

May 2008

Volume 4

Happy Spring!

Hello Neighbors!
2008 has brought more changes to the High Meadows HOA. A new board of directors was elected by the homeowners at the annual HOA meeting in December of 2007. The 2008 board members are as follows:

Chris Partridge

President

Corey Turner

Vice President

Gene Hill

Treasurer, Architectural Control Committee (ACC) member

Katie Tiedeman

Secretary

Rudy Haberzettl

ACC Chair

John Dextras

ACC member

Brent Mrofcza

Treasury Consultant

Our management company will remain Small Association Manage-

ment (SAM).

The board is looking forward to serving the High Meadows community in 2008.

We would also like to thank three individuals that stepped down from the board this past year; Lois Ruggera (HOA secretary), Roy Strain (ACC Chair) and Ragan Van Dyke (ACC committee). Their hard work and commitment to serving the High Meadows community is appreciated.

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Dates to

Remember

HOA board meetings:

May 14th & June 10th

Springs Ranch annual

garage sale:

May 17th-18th

Community picnic in the park:

June 7th

Upcoming Community Functions

To celebrate the completion of the High Meadows Park, the HOA board would like to invite everyone to a community picnic on Saturday June 7th. The picnic will be held from 10 AM to 2 PM and will take place in the park.

All High Meadows families are invited to come out for some fun games, food, refreshments and a chance to meet your neighbors. Prizes will also be given away throughout the day. We look forward to seeing everyone!
The annual neighborhood

garage sale will be held May 17th-18th . The Springs Ranch Master Association will handle the advertising for the neighborhoods. All homeowners are welcomed, however, not required to participate.



Tract D Landscaping Project

As some of you may have encountered, the walkway between Cold Springs Drive and Cobblecreek Drive has had some issues with washout which has resulted in decreased structural safety. This section of walkway is known as Tract D. At the 2007 annual meeting a landscaping proposal was displayed showing the anticipated plans to fix this walkway. Unfortunately the bids that were received from local contractors to perform this work

were in the range of \$20,000—\$30,000. The HOA board had already set a maximum of \$10,000 to be spent on this project. Thus, some revisions were made to keep costs down. The revised proposal focused on the structural reinforcement of the stairs in this walkway and prevention of future washout. As a board we felt this was the most pertinent issue. Part of revising the proposal to cut costs required the extraction of all

proposed vegetation in this section. We will however have the opportunity to add vegetation at a later time if desired. The ACC committee is overseeing the construction on this project with the anticipated completion date to be early May. We are pleased to report the project will be completed well within the \$10,000 budget set forth by the board and most importantly the community will once again have a safe walkway to use.

Street Lights to be Added

A goal of the HOA is to maintain a safe community for everyone to live in. A few areas in the neighborhood have been noted to have decreased visibility at night due to lack of street lights. A goal for the 2008 year is to begin adding in street lights to these noted areas.

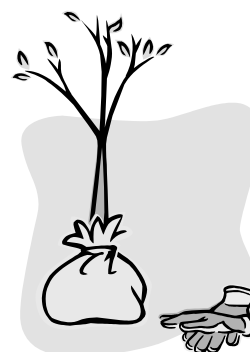
At the 2007 annual homeowners meeting a motion was passed for the first street light to be added at the intersection of Roundhill and Amber Ridge Drive. The approximate cost of this light will be \$1045.00. The placement of this light should improve nighttime

visibility around the mailboxes in this area. For more information regarding other locations for anticipated street lights please contact SAM at: 303-459-4919.

Tree Donation Program

As you may have noticed upon entering the neighborhood, several trees in the common areas have been lost over the past 2-3 years. We would like to welcome neighbors to participate in a tree donation program to help replenish our entrance ways by filling in the empty spaces that once held trees.

Whether you want to donate a tree in memory of a loved one or maybe you just have a strong desire to keep our neighborhood looking beautiful, whatever the case may be all donations will be welcomed. For more information please contact SAM at: 303-459-4919



T-Mobile Cell Tower Proposal For School Property

In February post cards were sent out by the city announcing plans for T-Mobile to put a free-standing cell tower on the school property at Springs Ranch Elementary. The plans call for the tower to replace a current light pole that is located on the north side of the school by the circular drive. The tower will be disguised as a light pole, however it will be somewhat larger than the

existing light pole. The pole will be 47 feet tall with a street light attached to the pole at 32 feet. All of the proposed antennas will be located inside the pole and are not expected to be visible. There will also be a utility shed for T-Mobile's equipment located near the pole. The shed will be made to match the building material of the school and will stand approximately 11

feet high. The board is currently looking into further detail regarding the proposed use of funds gained by District 49. The public will have the opportunity to ask questions at a public hearing which has not yet been scheduled. In the mean time, if homeowners have questions regarding this proposal they can contact Heather Rose with City Planning at 719-385-5377.

Reminders For Neighborhood Covenants

Spring is here which means summer is approaching and that means time for new growth. Unfortunately new growth often involves weeds! As a reminder homeowners are responsible for keeping their property free from weeds and trash. Homeowners are also required to have their front and back yards completed within 6 months of moving into their home. All landscaping changes are to be submitted for prior approval to the Architectural Control Committee (ACC). The ACC will

review all proposed plans for landscaping or external home improvement projects and will respond to the homeowner's request no later than 30 days from receiving the proposal. We would also like to remind homeowners of the parking policy for the neighborhood. Parking in the street is not allowed between the hours of midnight and 6:00 AM. Short term parking exceptions for operational vehicles not to exceed five nights can be obtained by contacting the man-

agement company or the board. On a final note, there has been an increased incidence of trash cans being left out by the street or in front of some homes recently. Please remember to keep trash cans out of sight on the days that are not designated for trash pick up. Your cooperation in maintaining our covenants is appreciated by everyone in the neighborhood.

Dates for Upcoming HOA Board Meetings

The HOA board meetings are open to the High Meadows homeowners to attend. Meetings are held either monthly or every other month. If a homeowner has a question or concern regarding the neighborhood, they are welcome to bring their concern in front of the board to

discuss. Meetings are held at the Stetson Hills Police Station in the designated room for the particular meeting date. We ask that you please contact the management company (SAM) at least 2 weeks before the scheduled meeting to be placed on the meeting agenda.

The schedule for our upcoming meetings is as follows:

May 14th 7:00 PM community room

June 10th 7:00 PM fishbowl room
SAM—303 459 4978
719 325 7480

