

## Board of Directors

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## Highland Park Neighborhood Association, Inc.

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## HPA Newsletter - March 2011

### **Financial:**

The 2011 Budget has been approved by the HPA Directors (see [HPA Documents](#) page under Financial Statements on the website). All dues, except two houses in foreclosure, are paid for 2011. With the dues, most owners also pay \$100 per year for trash service. Waste Management has done an excellent job for us. The cost of this service for the neighborhood is a bargain compared to the cost for individual contracting for their service! Unfortunately, WM does not yet recycle outside of Colorado Springs city limits. When they do, you will be informed. Contact Doug Barber [dougbarber@highlandpark-colorado.com](mailto:dougbarber@highlandpark-colorado.com) with any finance questions.

### **Compliance:**

Dogs are still our #1 problem. Letting your dogs bark for long periods of time (or even on and off) during the day or at all after 9PM and before 7AM is offensive to your neighbors. Not only is it inconsiderate, it is against covenants and it is a legal offense that can result in fines both from the HPA and the Sheriff. Highland Park is governed by the County Pet Animal Control. Relevant documents are on the web site on the [HPA Documents](#) page under Unrecorded Documents. If your dogs are not tethered or within an enclosure, you are encouraged to install an "invisible fence." Please do not put the invisible fence lines closer than 10' from your lot line or the trail system. If the lines are closer, dogs bark and intimidate neighbors walking on the trails, in the street, and even on their own lots. Please, please be considerate of others in our community!

Mowing of lots is our second "bug-a-boo." The Covenants require mowing to "maintain a park like appearance." There are no minimum or maximum requirements as to the number of times you are to mow each season. Mowing must occur often enough to maintain the park like appearance. The last mowing of the season is very important and should occur late in September or early October (past the growing season). Not only does this maintain the area's appearance, it keeps the dried grasses short, thereby reducing fire danger. Both lots with houses and vacant lots are required to comply.

Vacation trailer season is fast approaching. Please keep your packing and unpacking days to a minimum (e.g. length of a long weekend). Refer to the "Covenant Amendment-Parking" on the [HPA Documents](#) page under Recorded documents of the website for specific guidelines. If you have a question regarding compliance, please contact Jim Randall [jimrandall@highlandpark-colorado.com](mailto:jimrandall@highlandpark-colorado.com).

### **Maintenance:**

Executive Lawn Care will be maintaining our common areas, roadsides and ditches to the trails or property lines

again this season. Please email Cameron Garner [camerongarner@highlandpark-colorado.com](mailto:camerongarner@highlandpark-colorado.com) if you see that ELC needs to redo an area. Your input really helps!

Cameron has done an outstanding job of keeping the trails maintained. If you see an area that needs attention, please don't hesitate to contact Cameron about it.

Road snow removal, repair of cracks and potholes, and roadside erosion are the County Dept. of Transportation (DOT) responsibility. The most we can do is call and get onto their long list of "to dos." Let Cameron know of any areas of concern and he will contact the County.

### **Social and Communication:**

Should we continue the Annual HPA Pot Luck Picnic or not? Due to a low turnout in 2010, a 2011 picnic has not yet been planned. Was the diminished attendance due to selecting the wrong date? Are residents tired of the same old activities? Are we all too busy to support this community event? Those who attended had a really good time - the new bounce obstacle course was a big hit with the kids. However, the cost per person for 2010 was way out of line with a total of only about 50 adults and children attending. The fixed costs for the HPA (your money!) to put on the picnic equal about \$2,500 each year. And that is with attendees contributing with pot luck dishes. So, what would you, the residents, like to do? Contact Marge Shuger [margeshuger@highlandpark-colorado.com](mailto:margeshuger@highlandpark-colorado.com) with ideas and to commit to helping plan and assist with executing an event. Without sufficient feedback and volunteers, our event will go by the wayside this year.

The [Highland Park web site](#) keeps on truckin' and is a great source of information for our community and for folks interested in moving here. You might be interested to know that it is unusual for a community to post all of the governing documents, financial statements, and minutes. Most communities keep it all a big secret from potential buyers as well as the real estate agents and charge for access. Many communities charge their owners for access! So thank your lucky stars that we are not a "behind closed doors" association or community. We want to make it possible for folks to learn about our great community, and we strive to make sure that all members have easy and responsive access to those of us who have been elected to run your Association. Please!, please! if you have any ideas and/or expertise to make it a better web site, or have the ability to put together a forum page that is more user friendly (how about a HPA Face Book page!), contact Marge Shuger.

### **Neighborhood Watch:**

Last fall we became a Neighborhood Watch Community in response to some vandalism as well as some thefts that were occurring in our community and surrounding communities. See the signs at each entry? But a NW Community is more than signs at the entrances! Go to [Neighborhood Watch Page](#) for the *really cool* graphic that Rich Bedwell put together that shows the NW Blocks and Block Captains. I mean LOOK AT IT! Isn't it cool!?? For you Block Captains, Rich also put together a draft of Operating Procedures for our NW. This is right under the link to the really cool graphic on the [Neighborhood Watch Page](#). The Block Captains may see fit to tweak these procedures at their first meeting. YES!! A meeting!! After the meeting, the Block Captains will contact the neighbors in their Block to introduce themselves and ask each neighbor to be an active member of the NW by sharing contact information. This way we can put together an efficient contact method if important or urgent information needs to go out to all. It is in the quiet times when all seems to be going fine that we need to implement plans of action, not during a crisis. Rich Bedwell [richardbedwell@highlandpark-colorado.com](mailto:richardbedwell@highlandpark-colorado.com) along with Marge Shuger have agreed to help coordinate and liaison the NW activities with the Board of Directors and get the group off the ground. It will be more appropriate for another owner to step up and be the Area Coordinator once we get going. *So be thinking about volunteering!*

Thanks for reading the Newsletter All The Way to the end!

Marge Shuger

