



HIGHLAND PARK NEIGHBORHOOD ASSOCIATION, INC.

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Colorado Springs, CO. 80920
(719) 598-3198/fax 598-2337
www.highlandpark-colorado.com
Email: hpa@highlandpark-colorado.com

February 27, 2008

Greetings!

*** 2008 DUES:** **THIS IS YOUR 2008 DUES BILLING.** Payment is due within 31 days from the date of this letter. The dues remain unchanged from 2007 at \$200.00 per lot, plus \$100.00 surcharge for trash service. If you have a vacant lot, or have a house under construction for which trash service is not being provided yet, please pay \$200.00 per lot. If you have a completed home on your lot, please pay \$300.00.

*** WEBSITE:** Our thanks to Marge Shuger for creating a new website for the HPA, which is HighlandPark-Colorado.com. This will be the official website of the HPA effective immediately. The former website operated by The Rawhide Company is hereby discontinued.

Email addresses for the HPA and Directors have changed. The old HPA email address of highparkassoc@aol.com will be discontinued. To keep HPA business separate from family accounts, please use the email addresses set up for HPA directors and other volunteers. See the *Directors* page and *Committees* page of the website for details.

The Architectural Control Committee (ACC) submittal form may be found on the *Committees* page with some guidelines for submittal.

The Covenant Compliance Complaint Form can be found on the *Committees* page. Please note that all complaints will now be addressed from Members only if this form is used. General questions can, of course, be emailed to the mailbox of the Covenant Compliance Committee (CCC).

A Neighborhood Blog/Forum has been published. Go to *Members' Forum*. This is the forum for folks to really learn about their area. It still is in the process of being set up. Now is the time for you to give input on how you would like it to be set up and with what information. Give us input on categories you would like to see set up, or special links, even. If you would like to author a subject, please let us know! We need input from experts in the area. In order for you to add a post or comment, you will have to register to login.

Special request!!!! We are looking for someone to manage the forum. Managing it won't be a lot of work, but setting it up correctly and understanding all of the options may take some

learning. It may require some amount of research to really give the blog some great capabilities. Managing the website itself is a separate job and is being handled right now.

Make www.highlandpark-colorado.com your browser homepage!

Let us know your thoughts by emailing us: hpa@highlandpark-colorado.com or use the other contact information on the site, or post your comments on the forum page.

* **COVENANT COMPLIANCE:** HPA policy states that the Board only responds to written complaints, unless the complaint is originated by the Board. If you have an issue with an owner, please talk to them to see if you can resolve it before sending a complaint to the Board. Many people will respond better to a friendly call than to a formal notice, which is what the Board would have to send.

To file a complaint, please go to the website, click on *Committees* and choose *Compliance Committee*, and fill out the form and submit it electronically. The complaint will be received by the Board and will be acted on.

The committee has worked diligently in the past year to resolve noncompliance issues. We want to thank those who have responded to our requests for compliance; abiding by the covenants is a duty we all owe each other, and is essential to maintaining property values in our community.

* **ANIMAL CONTROL:** Highland Park was added to the County's animal control area beginning January 1, 2008. Humane Society animal control officers will respond 24/7 to complaints of loose or threatening animals. Call your complaints to (719) 473-1741. You can read the rules for animal control and required pet licensing on their website at the Humane Society website www.hsppr.org/NetCommunity/Page.aspx?pid=223&srcid=287

* **Social Committee Report:** Marge Shuger

**2008 Annual
Picnic
Saturday, July 26**

Okay, folks, you asked for prior notice of the summer HPA picnic; here it is! It is never too soon to volunteer to plan this year's bash, especially if we want a theme (like a luau, as some suggested last year), so email me at margeshuger@highlandpark-colorado.com, or call me at 598-2229.

Our Meet'n Greet Committee, Rick and Gretchen Hum have been busy meeting our new neighbors. Here is a list of the neighbors that have moved in since July 2007. The real estate market here seems just fine!

July 2007

Rich and Maria Ganard – 9736 Cairngorm Way
Stan and Roxanne Fonseca – 9672 Cairngorm Way
Jeffrey and Kirstin Aldrich – 6971 Lakenheath Ln.
John and Keli Wynns – 9649 Lochwinnoch Ln.

August 2007

Nicholas and Carleen Qualantone – 9728 Loch Linneh Pl.

October 2007

David Cook and Young Sun Kim – 7176 Forestgate Dr.
Stephen and Genevieve Gaines – 7502 Loch Fyne Ln.
Michael and Stacy Grover – 9361 Lochwinnoch Ln.

December 2007

David and Gayle Spear – 7177 Forestgate Dr. (bought earlier)
Jerry and Lynne Gillick – 7550 Loch Fyne Ln.]
Chris and Jane Song – 9226 Ben Tirran Ct.

Yancy and Cathy Johnson – 9325 Lochwinnoch Ln. Yancy and Cathy have been building their home mostly on their own, haven't really moved in yet, but are there often. Say hello!

February 2008

Staci and Aaron Moskowitz– 9290 Braemar Ln.

If I or our Meet'n Greet committee has missed anyone, please let me know!

* **HPA FACTS:**

A. The name of the common interest community is Highland Park. The Association's name is the Highland Park Neighborhood Association, Inc. The Association's physical address is 7075 Campus Drive, Suite 200, Colorado Springs, CO 80920. The telephone number is (719) 598-3198.

B. There is no management company, or designated agent for the Association. The Association is self-governed by a Board of Directors comprised of property owners in Highland Park, and one member of the development entity (who also is a property owner). The registered agent for the Association is Douglas H. Barber. The Directors are named in the minutes of the 2007 general membership meeting, posted on the website.

C. The Association was formed January 13, 2000. The declaration of protective covenants was recorded June 13, 2000 at Reception No. 200068418 (Filings 1, 1A, and 1B) and August 29, 2002 at Reception No. 202145113 (Filing 2), and were amended by documents recorded June 12, 2007 at Reception No. 207079316 (relating to outside parking and vehicles), and recorded November 13, 2007 at Reception No. 207145330 (prohibiting swimming pools) of the records of El Paso County, Colorado.

D. The Association's Fiscal Year is the calendar year.

E. The Association's proposed 2008 budget is included with this mailout. The Association's current regular and special assessments are \$200.00 per lot per year, plus a \$100.00 surcharge for trash service on occupied homes. Copies of the unaudited 2007 financial reports are posted on the website.

F. The Highland Park Neighborhood Association, Inc. is named as the insured in the following insurance policies, obtained through the Talty Insurance Agency, 1720 South Bellaire, Suite 200, Denver, CO 80222 (303) 756-7755. The effective dates are 11/10/07-11/10/08.

1. Travelers policy number I-660-5807C888-TIA-06 (property and commercial general liability coverage). The deductible is \$1000 per occurrence for property claims. Policy

limits vary by structure insured, but structures are all generally insured for replacement value. Policy limit for liability is \$2 million aggregate, and \$1 million per occurrence, with a deductible of \$1000.

2. Great American Insurance Group policy number EPP 7513420-0 (Association Officer and Director professional liability coverage). Policy limit is \$1 million, with a deductible of \$1000. Additional insureds include officers, directors, employees and volunteers of the Association.

G. The Association's bylaws, articles of incorporation, declaration of covenants, rules and regulations, governance policies, past newsletters, financial statements, and 2007 Board of Directors and general membership meeting minutes are all posted on the Association's website at www.highlandpark-colorado.com.

Sincerely,
Highland Park Neighborhood Association, Inc.
Board of Directors

HIGHLAND PARK NEIGHBORHOOD ASSOCIATION, INC.
2008 BUDGET (Finalized 2/18/08)

INCOME

Architectural Fees		Note 1
Dues	\$23,800.00	Note 2
Trash surcharge	\$10,600.00	Note 2
Fines		Note 3
Interest (estimated)	<u>\$2,300.00</u>	Note 4
Total Income	\$36,700.00	

EXPENSES

Accounting & Administration	\$200.00	Note 5
Bank Charges	\$30.00	Note 6
Education (HPA & Board)	\$0.00	
Insurance	\$3,100.00	
Legal & Covenant Enforcement	\$3,000.00	Note 7
Maintenance	\$9,000.00	Note 8
Meetings: Summer Picnic	\$1,200.00	
Meetings: Annual Membership Mtg	\$400.00	
Meetings: Board of Directors Mtgs	\$240.00	
Memberships	\$0.00	
Miscellaneous Expense	\$250.00	
Postage/copies/mailings	\$600.00	Note 9
Taxes	\$100.00	
Trash Service	\$12,138.00	Note 10
Utilities	\$1,600.00	Note 11
Water & Water Legal	\$3,000.00	Note 7
Website Hosting	<u>\$250.00</u>	Note 12
Total Expenses	\$35,108.00	

Budget Income / Shortfall \$1,592.00

Capital Improvements Budgeted For This Year

Landscaping	\$0.00	
Signage	\$2,500.00	
Well Tagging	<u>\$952.00</u>	
Total Capital Improvements	\$3,452.00	Note 13

Scheduled (Planned) Reserves For Replacement Thru 2008 - Note 14

Fencing (\$40,000/10 year life)	\$16,000.00
Landscaping	\$0.00
Lighting (\$75/light/10 year life)	\$270.00
Notice Board (\$1,800 w/electric & install/10 year life)	\$360.00
Signage (\$10,000 per sign/50 year life)	<u>\$3,200.00</u>

Total Reserves Scheduled Through 2008	\$19,830.00
Currently Allocated to Reserves	<u>\$20,000.00</u>
Allocate To Reserves this year	\$0.00

Summary:

HPA Fund Balance as of 12/31/07	\$81,288.89
Less Allocated For Reserves	<u>(\$19,830.00)</u>
Unallocated HPA Funds after reserves	\$61,458.89
Less 2008 Budgeted Capital Improvements	<u>(\$3,452.00)</u>
Unallocated HPA Funds after capital improvements	\$58,006.89
Plus/Minus 2008 Budget Income/Shortfall	<u>\$1,592.00</u>
Budgeted unallocated funds after budget	\$59,598.89

Total HPA Fund Balance After Budget \$102,710.89 Note 15