



# HIGHLAND PARK NEIGHBORHOOD ASSOCIATION, INC.

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Communication is the Key!

June 2008

Hi Neighbors!

If you missed any past newsletters, go to [www.highlandpark-colorado.com](http://www.highlandpark-colorado.com) and click on "Newsletters". This newsletter will also be posted on that page.

## **HPA Board of Directors:**

President/treasurer: Doug Barber

7075 Campus Dr., Colorado Springs, CO 80920  
598-3198

[dougbarber@highlandpark-colorado.com](mailto:dougbarber@highlandpark-colorado.com)

Vice President: Jim Morin

7104 Forestgate Dr., Colorado Springs, CO 80908  
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[jimmorin@highlandpark-colorado.com](mailto:jimmorin@highlandpark-colorado.com)

Secretary: Marge Shuger

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Director: Steve "Doc" Mohan

7105 Forestgate Dr., Colorado Springs, CO 80908  
495-8151

[stevemohan@highlandpark-colorado.com](mailto:stevemohan@highlandpark-colorado.com)

Director: Jim Reid

7060 Lakenheath Ln., Colorado Springs, CO 80908  
495-2447

[jimreid@highlandpark-colorado.com](mailto:jimreid@highlandpark-colorado.com)

The Board meets as needed, but usually once a month. Next meeting is June 27, 2008, 6 AM, at the Village Inn on Woodmen Rd.

## **Little London LLC Report**

Douglas H. Barber-CRB, GRI, MRE, e-Pro  
President/Broker

The Rawhide Company, REALTORS

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A licensed Colorado real estate broker

Filing 3 update:

Little London, LLC continues to work on Filing 3, contending with additional County requirements. As planned, the County will require dedication of 120' of right of way for future Briargate Parkway. There is still no schedule for actually building the road, but Little London is not responsible for its construction. Lot pricing has not been established, but there will be a total of 39 lots.

Filing 3 includes the area that was once the "headquarters" of the Black Forest Gliderport (BFG), which was once one of the most active glider facilities in the country. This July, former BFG glider pilots will hold a reunion at the property. While cleaning out an old shed after the death of the former landowner and BFG manager, Mark Wild, I found this photo showing what the property used to look like. The pond is actually on Tony and Judy Cucuzza's property just north of the Highland Park pond. I would expect this was taken in the late 1960s or early 1970s, as it is before any of Briargate was developed. Thought our members might enjoy a touch of area history.



## **Committee Reports:**

### **Architectural Control Committee**

**Doug Barber**

**[acc@highlandpark-colorado.com](mailto:acc@highlandpark-colorado.com)**

Please read your covenants for guidance on any project that you are planning, whether construction or major landscaping. Determine whether you must get approval from the ACC. If you have a question as to your responsibilities, please do contact Doug Barber. Any fencing must be approved.

## Communications and Social Committees

Marge Shuger

[social@highlandpark-colorado.com](mailto:social@highlandpark-colorado.com)

[communications@highlandpark-colorado.com](mailto:communications@highlandpark-colorado.com)

**Social Committee: events, welcome**

**THE 3<sup>RD</sup> ANNUAL HIGHLAND PARK PICNIC IS JULY 26! SAVE YOUR ENCLOSED INVITATION AND RSVP!**

**The Meet 'n Greet Committee has been busy!**

**Rick and Gretchen Hum**

[meetngreet@highlandpark-colorado.com](mailto:meetngreet@highlandpark-colorado.com)

**New Neighbors since last newsletter (February 2008)**

Matthew and Holly Quinn

7294 Killearn Way

Brad and Kellie Kreikemeier

7168 Lakenheath Ln.

Kevin and Joni Mastin

9432 Lochwinnoch Lane

If anyone has been missed, PLEASE email Marge or Meet 'n Greet!

**Communications Committee: newsletter, web site, owner information**

**Keep your communication information updated!!**

**Telephone(s), email(s), address**

**This list is strictly for Association (HPA) business and is not published or shared.**

**Email [hpa@highlandpark-colorado.com](mailto:hpa@highlandpark-colorado.com)**

**The Highland Park Web site: [www.highlandpark-colorado.com](http://www.highlandpark-colorado.com)**

**Your information source! Visit it! Let me know what you think!!**

**The Forum/Blog:**

Right now, you can post to the blog. Go to [www.highlandpark-colorado.com](http://www.highlandpark-colorado.com) and go to the "Forum" page. Register. Upon registering, you will be sent a password. All owners in Highland Park will be able to post, upload informative links and pictures, and post comments to other posts. If you post right away, your first post will be saved as a draft and I will upload the post. As soon as I receive notification of your registration, I will change your posting ability to include publishing and uploading. Make recommendations to me about the categories you would like to see. This blog will essentially be authored by you!

**LOOKING FOR TECH SAVVY FOLKS TO HELP WITH WEBSITE FORUM/BLOG!!**

**This blog will be an important resource/news source for the community. We need someone to learn its capabilities and be its administrator. If you are interested, contact Marge Shuger: [margeshuger@highlandpark-colorado.com](mailto:margeshuger@highlandpark-colorado.com)**

## Covenant Compliance Committee

Steve “Doc” Mohan

Jim Reid

[ccc@highlandpark-colorado.com](mailto:ccc@highlandpark-colorado.com)

We have a great looking neighborhood, because we have great neighbors! Covenant compliance issues have been few and far between, and when there has been an issue, a friendly call or email usually clears up the misunderstanding concerning the rules and regulations. Thank you!!

We feel very strongly that our good neighbors should not feel that every move or action is watched! We are not measuring grass blades! But we do check out the area regularly, because that’s our job.

If you think that a neighbor is in persistent violation of a covenant that is not being addressed by the CCC, it is absolutely correct for you to report it to the CCC. Remember, it is compliance with the covenants that have proven to keep neighborhoods looking like quality areas to live, which, in turn, maintain housing values. If you feel that your neighbor will respond to a friendly reminder, please contact your neighbor first. In most cases, they just are not aware of the regulations and certainly would rather not have the CCC contact them.

**To notify the CCC of a covenant violation:** Go to [www.highlandpark-colorado.com](http://www.highlandpark-colorado.com) . Click on “Committees”. Go down to the Covenant Compliance Committee and follow the link to the complaint form. Fill out and submit.

If you have a question, please contact Doc or Jim.

## Maintenance Committee

This committee’s responsibilities cover keeping the community fences repaired, our entrance and bollard lighting in good order, calling in extra snow removal in the winter, coordinating with the County DOT to keep our roads in good order, as well as working on the trails, ditches and roundabouts. It’s a big job!

We (the Directors) get the most feedback about the trails, ditches and roundabouts. It has taken a few summers to work out who does what as far as weed, tree and grass control in the ditches and next to the trails. Some folks have easy ditches which they are able to mow and/or weed whack. *And we appreciate that they do it!*

Here is what the HOA will be doing:

1. Have the trails sprayed for weeds a number of times during the warm(er) weather.
2. Remove the trees growing in the ditches and pay for mowing/weed-whacking from the lot line (which is usually about the middle of the ditch) to a couple of feet past the trail so that there is a more uniform look.
3. Work with County DOT to get the roadside growth maintained.
4. Work with Pioneer Sand, or other contractor, to repair erosion and add material to the trails.
5. Work on a simple, easy to maintain landscape plan for the round-about at Forestgate and Lochwinnoch.

Please let us know if the trail on your lot has issues that you feel need to be addressed. You are our best source for input and ideas!

Jim Morin

[maintenance@highlandpark-colorado.com](mailto:maintenance@highlandpark-colorado.com)