



HIGHLAND PARK NEIGHBORHOOD ASSOCIATION, INC.

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hpa@highlandpark-colorado.com

Communication is the Key!

September 2009

Hi Neighbors!

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

ANNUAL MEMBER MEETING: FRIDAY OCT. 2, 2009, at 7 PM
BLACK FOREST COMMUNITY CLUB
(JUST NORTH OF BLACK FOREST/SROUP INTERSECTION)
Meeting agenda is attached

In This Issue:

Director Elections at board meeting: some terms end this year.

Tree planting regulation: time to plant your 15 trees.

Outdoor lighting: dim, dim the lights.

Animals: Dog complaints can result in fines by Sheriff!

Mowing and noxious weeds

Trail update, plus

Location of fire hydrants

New owners!

Update your Tel/email for HPA

Budget and financials posted

Petition: Our stand on Stapleton Metropolitan Tax District, development of Briargate Parkway and Sterling Ranch.



HPA BOARD OF DIRECTORS

President/treasurer: Doug Barber 7075 Campus Dr. Colorado Springs, CO 80920 598-3198/338-3053 dougbarber@highlandpark-colorado.com	Secretary: Marge Shuger 7321 Forestgate Dr. Colorado Springs, CO 80908 598-2229/510-9066 margeshuger@highlandpark-colorado.com	Director: Jim Randall 6996 Forestgate Dr. Colorado Springs, CO 80908 594-0220 jimrandall@highlandpark-colorado.com
Director: Cameron Garner 7114 Lakenheath Ln. Colorado Springs, CO 80908 491-0998 camerongarner@highlandpark-colorado.com	Director: Richard Bedwell 6853 Forestgate Dr. Colorado Springs, CO 80908 495-7443 richardbedwell@highlandpark-colorado.com	General Mailbox: hpa@highlandpark-colorado.com or Go to "Contact Us" on the web site

Jim, with Cameron's help, runs the Covenant Compliance Committee. Cameron, with Greg Smith's assistance, handles the Maintenance Committee. Marge runs the Communications Committee and Social Committee along with wonderful volunteers!. Doug is in charge of finance and does "president stuff," and Rich and Doug keep tabs on government affairs. The Board meets as needed, but usually once a month at 6:30 A.M. at the Village Inn on Woodmen Road., across from Wal-Mart.

The next Board meetings are Sept. 25, Oct. 23, and Dec. 4, 2009. All meetings are open. If you wish to address the Board, please notify us.

Directors to be elected at Annual Meeting October 2, 2009. The following terms expire this year: Marge Shuger (Secretary, Communication & Social Committees), Jim Randall (Compliance Committee), and Rich Bedwell (Government Affairs Committee). Cameron Garner and Doug Barber will continue. The number of directors is capped at 5 per the By Laws. Anyone interested in serving, please be prepared to introduce yourselves and present your interests and strengths at the meeting, so that members may elect the "best" candidates who wish to serve their community. If you have any questions call Doug Barber or Marge Shuger.

COMMITTEE REPORTS

Architectural Control Committee (ACC)

Doug Barber

338-3053 dougbarber@highlandpark-colorado.com

Joe Beaudoin

594-9977 jbeaudy@msn.com



Please read your covenants for guidance on any project that you are planning, whether construction or major landscaping. Go to our web site: (www.highlandpark-colorado.com) and click on "Committees" for more information. 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. **Swimming pools and outdoor water features are not allowed.**

Tree Planting - now is a great time to plant!!!

Per Paragraph 9. O. of the Covenants: "Owners shall plant and maintain on their lot a minimum of five (5) trees of at least five feet in height and at least ten (10) other trees (which may be saplings) of at least three feet in height, for a total of fifteen (15) trees, within one year after occupying any residence. If not so planted, the ACC or HPA may have such planting done at the expense of the lot owner, and may recover its cost as set forth in paragraph 26.C."

This paragraph applies to new owners, not just to original owners. Some folks have skated by for several years without doing the requisite planting. So, please do your duty! Just because the HPA has not directly contacted you, doesn't mean that you do not have to comply. Letters to owners regarding this noncompliance will be going out soon.

Blinding outdoor lights- this is important enough to state again.

The Covenants address outside lights in several locations. Outdoor house lights are to be focused or indirect and driveway lights are to be sited so as not to annoy neighbors. All lights are to be of an intensity so as not to disturb neighbors. Many neighbors have commented on some lights on top of driveway pilasters that are so bright as to blind drivers at night. So please put in the lowest possible wattage bulbs in all of your outdoor light fixtures and focus all your spotlights downward so that they do not shine into a neighbor's house.

Covenant Compliance Committee
"...To uphold and enhance property values"



Jim Randall

594-0220 jimrandall@highlandpark-colorado.com

Jim is doing his job with respect and diplomacy. We are grateful for his contribution.

Thank you! to all of you nice folks who diligently comply with our covenant compliance reminders. Everyone benefits!

If you feel that your neighbor is not in compliance, contact your neighbor first. You will most likely find that all that is needed is a friendly conversation. In most cases, they just are not aware of the regulations and certainly would rather not have the CCC contact them.

If you are not comfortable in contacting your neighbor: Go to www.highlandpark-colorado.com; click on "Committees;" go down to the Covenant Compliance Committee and follow the link to the "Covenant Enforcement Request Form;" fill out and submit. If you have a question, please contact Jim Randall or hpa@highlandpark-colorado.com.

Dogs again...and again...and again Please control your animals!

Per Paragraph 22 of the covenants - Dogs: "At all times, dogs will be kept in a manner which precludes barking from becoming a nuisance to other lot owners. At night, dogs shall be confined to structures which prevent noise from barking to be heard on other lots."

If your dogs are not so controlled, you may be paid a visit by a Sheriff's Deputy, ticketed and fined. Subsequent offenses will result in substantial fines.

Go to: http://car.elpasoco.com/Clerk_to_the_Board/ordinances. Open the "Dog Control Resolution". In 2006, the HPA requested that Highland Park be included into the county boundaries which are subject to El Paso County Rules and Regulations to Pet Animal control/Dog licensing. After the County requested input from all owners, the request was granted in 2007. Read, in particular, Para. 16 on page 10 and the fine schedules on page 17.

Mowing and noxious weeds.

Mowing is mentioned in Paragraph 10.B.(2) and Paragraph 16. (second paragraph) of the Covenants. Mowing is required for wildfire hazard reduction as well as a means to maintain our "park-like appearance." **Just a note about wildflowers...yes they are pretty, but remember two things: the more flowers there are, the more the grasses are crowded out, and leaving a large field (or many patches) of flowers means that you are not complying with the wildfire regulations of the Covenants.**

Bull or Canada Thistle: a noxious, invasive weed as designated by Colorado Department of Agriculture.. We all have a responsibility to eradicate and/or prevent their spread.



For a pictorial list of noxious weeds:

<http://www.colorado.gov/cs/Satellite?c=Page&cid=1167928184099&pagename=Agriculture-Main%2FCDAGLayout>

Maintenance Committee

Cameron Garner

491-0998 camerongarner@highlandpark-colorado.com

Trail and ditches:

Don't the trails and the ditches look nice?!! Cameron has done a great job in selecting, (after much research), Munson Excavating to do the maintenance and/or repairs needed to begin correcting the trail erosion problems, and Executive Lawn Care to do the mowing and weed maintenance of the common areas, street to far side of the trails and street to property lines.

Mowing of the ditches from the street to the lot line, and from the street to the far line of the trail is being done by the HPA. The street to the lot line is actually the responsibility of El Paso County D.O.T. The HPA has chosen to handle the contracting and cost of this work in order to maintain the appearance of our community. **Owners who do not have a trail: please remember to mow/weed your ditches starting at your lot line. Owners with a trail: please mow/weed up to the trail.** If you feel that the mowers are incorrect, call Cameron Garner.

Fire Hydrants are in two locations. One hydrant is located on the north side of Forestgate Drive at the bridge over Cottonwood creek, just east of Loch Linneh Place. There is an access at the west end of the bridge railing. This hydrant is connected to the pond north of there. The second hydrant is in an easement on the NW corner of lot 119 (north end of Lochwinnoch Lane on east side). The easement is for the use of the fire department. No one has the right to be on that property messing with it. It's a 10,000 gallon cistern now owned and maintained by the fire dept.

Please let us know if you see any maintenance issues that you feel need to be addressed. You are the best source for input and ideas!

Communications and Social Committees

Marge Shuger

598-2229 margeshuger@highlandpark-colorado.com

Social Committee: welcome, events



*Do you want a Holiday event? Now is the time to plan!
Call Marge if you want to put something together.*



The Meet 'n Greet Committee:

New Neighbors!! 9541 Lochwinnoch Lane has new owners! Kamal and Sangeeta Mohan.

Please welcome them!

Rick and Gretchen Hum have been doing a wonderful job of greeting our new neighbors! If anyone has been missed, PLEASE email Marge or Meet 'n Greet!

meetngreet@highlandpark-colorado.com

Communications Committee: owner information, web site, newsletter.

Owner Information:

► **Keep your communication information updated!!** ◀ Telephone(s), email(s), mailing address. This list is strictly for Association (HPA) business and is not published or shared.

Email: hpa@highlandpark-colorado.com or margeshuger@highlandpark-colorado.com with updates.

The Highland Park Web site: www.highlandpark-colorado.com

The pictures of the picnic taken by Rick Hum, and a few by Rich Bedwell, are on the website. Click the button "Picture Galleries" on the left.

News!! Jeremiah and Vicki Tussey have volunteered to take over the website administration and maintenance. They are much more knowledgeable than I and I have told them to "have at it!" So look for some exciting changes in the future!

Your information source! Visit it! Let us know what you think!!

The Forum/Blog:

Right now, you can post to the blog. Go to 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. Make recommendations to me about the categories you would like to see. This blog will essentially be authored by you!

Finance Committee

Doug Barber

338-3053 dougbarber@highlandpark-colorado.com

The 2009 Board approved budget and the 2009 Qtr 1 and Qtr 2 financials are posted on the website. Qtr 3 will be posted soon. Please review. If you have any concerns or questions, please call or email Doug Barber.

Government Affairs Committee

Richard Bedwell

495-7443 richardbedwell@highlandpark-colorado.com



Petition for our Commissioners and Development Services

The HPA has sent numerous emails out to the owners in an effort to educate you all thoroughly about what will/may affect your property values.

The Petition has been on the web site for four months. We only have 144 signatures. Some of the signatures are from Eagle Wing and Silver Ponds in support. **We should at least have 100% of the voting owners/residents of Highland Park!** If you haven't yet signed, please do so now.

The petition expresses our opposition to the Stapleton Metropolitan Tax District, any expansion of Briargate Parkway beyond the 120' (max 4 lanes) already platted, and the building of the high density land use, mega housing development of Sterling Ranch. All are intertwined and have significant potential to affect your future property value and quality of life.

The Stapleton Metropolitan Tax District <http://adm2.elpasoco.com/planning/agendas/pc/PC-2008/PC-08-19-08.asp> (scroll down to ID-08-003) has been proposed by the same people developing Sterling Ranch as a way to pay for a Stapleton Corridor which uses the Briargate Parkway right of way to

run Stapleton Road from Black Forest Rd. to Meridian Rd. The initial tax district will be on the east side of Vollmer, but plans are to incorporate properties west of Vollmer to Black Forest - actually all properties in a 3 mile radius. Eminent domain is discussed. The final sketch plan of Sterling Ranch has already been approved. Doug Barber, along with representatives from the Black Forest and Falcon areas, have already presented opposition to Sterling Ranch at a County Commissioners meeting. The Commissioners were not dissuaded. A recent article relating to the Sterling Ranch Development can be found at this link (<http://www.newfalconherald.com>), click on the “Sterling Ranch Development moves ahead” hyperlink for a status of this development. To our disappointment, the article did not cover the potential tax and value implications as a result of the future formation of the Stapleton Metropolitan Tax District.

WHAT WOULD YOU LIKE TO SEE IN THE NEWSLETTER or ON THE WEBSITE???

PLEASE GIVE MARGE SHUGER SUGGESTIONS:

margeshuger@highlandpark-colorado.com

