



HIGHLAND PARK NEIGHBORHOOD ASSOCIATION, INC.

7075 Campus Drive, Suite 200
Colorado Springs, CO. 80920
(719) 598-3198/fax 598-2337

www.highlandpark-colorado.com

hpa@highlandpark-colorado.com

Communication is the Key!

October 2008

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.

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	New Director: Jim Randall 6996 Forestgate Dr. Colorado Springs, CO 80908 594-0220 jimrandall@highlandpark-colorado.com
New Director: Cameron Garner 7114 Lakenheath Ln. Colorado Springs, CO 80908 491-0998 camerongarner@highlandpark-colorado.com	New Director: Richard Bedwell 6853 Forestgate Dr. Colorado Springs, CO 80908 495-7443 richbedwell@highlandpark-colorado.com	

Cameron Garner will serve a 3 year term to fill Jim Morin’s spot, and Jim Randall and Rich Bedwell will complete the terms of the two directors who resigned – each term expiring 12/31/2009. Cameron and Jim will work on covenant compliance, Cameron will handle maintenance with Marge and Doug, Marge will take care of communications and social, and Doug will be in charge of finance, and Rich and Doug will keep tabs on government affairs. The Board meets as needed, but usually once a month 6:30AM at the Village Inn on Woodmen Rd., across from Walmart. The next meeting is November 21, 2008.

DON'T FORGET TO READ YOUR WATER METER OCTOBER 31! All digits + stamped zeros!
SEND RESULTS TO: dougbarber@highlandpark-colorado.com or just respond to your notice email.

Special Request

Please keep your driving speed down! And remind your teens to watch the limit as well. We don't have traffic police coming into our subdivision and we want to keep it that way!!

HERE'S TO OUR NEW VOLUNTEERS!

A big THANK YOU!! goes to **Jim Randall**, **Cameron Garner** and **Richard Bedwell** for stepping up and volunteering to be on the Board of Directors.

Also to **Joe Beaudoin** for volunteering to fill a three year term on the Architectural Control Committee. The HPA will benefit greatly from their fresh perspective and new energy.

SPECIAL TRIBUTE!

Jim Morin has served on the Board of Directors for six years! He has helped our new community and governing board establish its character – one of respect, cooperation and involvement. His intelligent decision making, caring and cooperative attitude, and strength of character have been invaluable. Please thank him for his service to our community when you see him!

COMMITTEE REPORTS

Architectural Control Committee

Doug Barber

dougarber@highlandpark-colorado.com

New ACC member: Joe Beaudoin

9832 Cairngorm Way, Colorado Springs, CO 80908

594-9977

joebeaudoin@highlandpark-colorado.com

THANK YOU!!!, Joe, for volunteering for this very important position! Joe will serve for a 3 year term.

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 “Committee’s” 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.

Covenant Compliance Committee

“...To uphold and enhance property values”

Jim Randall

jimrandall@highlandpark-colorado.com

Cameron Garner

camerongarner@highlandpark-colorado.com

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

Some reminders:

1. **Parking.** The covenants were amended to allow not more than two passenger vehicles (current registrations and working) to be parked outside the garage. All other vehicles, trailers, yard equipment, vehicles with commercial lettering, etc. are to be in the garage or parked outside the subdivision.

2. **Dogs.** Please make sure that your dogs are under your control at all times. Your dog(s) are not allowed to wander past your lot lines. Electronic fences work very well. It is recommended that the wire be put well inside the lot line. It is frightening to neighbors either walking on the trail, road, or on their side of the lot line, for dogs to bark and act aggressively so closely.

2. **Rocks.** Please don't use the rocks within the ditches or around the subdivision culverts for personal landscaping. If there are "extra" rocks, they are best put to use to stabilize areas of the trail system or subdivision culverts – uses that benefit everyone.

3. **Dumping in the ditches.** Please do not dump your excess vegetation or dead shrubs and trees in the ditches. It is unsightly and interferes with water flow.

3. **Political Signs.** All signs, except for builder/real estate for sale signs, require ACC approval. We have received a question about whether political signs are allowed. As long as the display of political signs is limited to "election time" and do not exceed reasonable size and number, they will be allowed without prior approval.

4. **Vendor Signs.** In most cases, short term signs while a company (such as a landscape, construction, painting) is working are O.K. Please don't place your business advertising signs on your lot or elsewhere in the subdivision.

5. **Tenants.** Tenants are our valued neighbors! Sometimes, however, they have not been informed about our covenant rules and regulations. A friendly reminder from a neighbor, if they are not in compliance, will bring quick results. Tenants want to fit in and be good neighbors, too.

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 complaint form. Fill out and submit. If you have a question, please contact Jim Randall or Cameron Garner.

Maintenance Committee

Cameron Garner

camerongarner@highlandpark-colorado.com

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. Mow/weed-whack growth from the road to the lot line.
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 you see any issues that you feel need to be addressed. You are the best source for input and ideas!

Communications and Social Committees

Marge Shuger

margeshuger@highlandpark-colorado.com

Social Committee: welcome, events

The Meet 'n Greet Committee:

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

Please welcome our new neighbors since last newsletter (June 2008)

Martin Doyle and Hilda Nic Charthaigh
9671 Cairngorm Way

Events: We had a wonderful day for a picnic July 26th! Go to the website to view all of the great pictures.



Special Thank You to: Susan Beaudoin, Debbie Embaugh, Maria Ganard, & Monice Fritts for help with planning and to Rick Hum and Liane Wilson for the wonderful photos. Thank you too! To all of the people who helped the day of the picnic!

The following folks donated doorprizes. Thank them when you see them!

<p><u>Doug & Mary Owens</u> Primerica Financial Services Helping Families Become Debt Free & Financially Secure 310-6525</p>	<p><u>Merlin and Phyllis Gingrich</u> Green Thumb Grounds Maintenance They have taken splendid care of our subdivision at a very competitive price, and go the extra mile. 632-5184</p>
<p><u>Alan and Mary Crow</u> First Command Financial Planning 1277 Kelly Johnson Blvd. Ste. 260 Values Based Financial Planning resulting in a comprehensive financial plan with the focus of the plan supporting what is important to the client. 599-8861</p>	<p><u>Ed and Monice Fritts</u> Ed generously gave USB flashdrives for the kids' prizes and the adults' prizes. When you see them, thank them!</p>
<p><u>Doug Barber, Rawhide Homes</u> Doug cares about the people he works with, always conducts his business ethically and fairly, and does more for this subdivision (mostly behind the scenes) than anyone. Doug can be reached at Rawhide Realtors: 598-3198/338-3053</p>	<p><u>Virgil Corbridge, Corbridge Homes</u> The most attentive, hands-on builder in the world! 597-4042/661-6716</p>

Communications Committee: newsletter, web site, owner information

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 *Please note that on the website, the email addresses are not linked, due to spam. Please copy and paste into your send message. Thanks!* 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!

SPECIAL ISSUES REPORT

Doug Barber
dougbarber@highlandpark-colorado.com

The Board of Directors (BOD) will be sending a letter to all government entities in the decision process formally taking a position against approving both the Stapleton Rd. Metropolitan Tax District and Sterling Ranch. When sent, a copy of the letter will be posted on the web site and sent to all owners by email. If you would like to send your own letters as well, please go ahead. We will keep everyone up to date with the hearings and meetings that we MUST attend in force to fight the approval of these issues.

HAVE A WONDERFUL HOLIDAY SEASON AND HAPPY NEW YEAR!