



HIGHLAND PARK NEIGHBORHOOD ASSOCIATION, INC.

7075 Campus Drive, Suite 200
Colorado Springs, CO. 80920
(719) 598-3198/fax 598-2337
Email: HighParkAssoc@aol.com

January 20, 2004

Happy New Year!

We hope that everyone had a great holiday season, and we wish all a prosperous and blessed new year. Please read this newsletter carefully, as it contains your notice of the annual meeting, and 2004 dues billing, as well as the latest HPA news.

INTERNET: There may be good news for those who have yearned for high-speed internet service. Qwest recently announced that DSL service is now available in the Black Forest area. This should include Highland Park, as well. Go to <http://www.qwest.com/dsl/index.html>, or call Qwest at 800-244-111 (residential) or 800-603-6000 (business) to see if your phone lines qualify, and to learn about available speed and cost.



DUES: The bill for your 2004 Association dues is enclosed. Please ensure its prompt return; this will be your only notice/bill. If you closed on your new home near the end of 2003, the title company may have collected and forwarded some or all of the 2004 dues for your lot to us upon your closing. We have tried to make sure we listed on your bill whether or not the dues have been paid, but if we erred, please let us know. Also, please ensure that your personal information is correct and complete, so that the Association can maintain communication with you.



WATER METERS: The Highland Park water plan requires that we read meters three times a year. When you are asked to do so, please include all digits on the meter, including any fixed zeroes. If you do not know where your water meter is, please call Doug Barber at 598-3198 for help. We are hoping that we can eventually do all the annual readings (10/31, 12/1 and 2/28) by email, but this method is not working very well at the moment. Please help us with this most important HPA duty. Thanks!



MAILBOXES: To obtain a mailbox key, please contact the Post Office in Briargate (265-5390). The Post Office owns the mailboxes, but the HPA has the duty to maintain the approaches to them. We will be contracting for snow removal from the streets to the boxes and trimming around the boxes during the summer. Please report any problems you see to the HPA email address above. Thanks!



FIRE: Insurance companies are getting pickier about issuing homeowner policies. One of the questions they often ask is the location of the nearest fire hydrant. There are two in Highland Park. One is on Lot 54 (seasonal from lake) and the other on Lot 119. Lots should be mowed to keep fire danger, grasses and noxious weeds down, and to maintain the parklike



appearance of Highland *Park* (Covenants Section 16). Outdoor fires and burning are prohibited by the covenants. Smokers please be considerate by not throwing cigarettes on the ground or out the car window (it's littering, as well as a fire danger).

SEE THE LIGHT! At the request of a number of Highland Park owners, the developer recently paid for installation of lighting at the Black Forest Road entrance of Highland Park. We



appreciate the developer providing this to the HPA, since they did not have to do it. They used a very warm light which nicely accents the stone entrance sign, while keeping "fugitive photons" out of the bedroom windows of nearby homes. It has been nice on those dark nights to have this beacon to help identify the turn toward home. They are planning similar lighting at the Vollmer Road entrance. The HPA is responsible for maintenance of the lighting in the roundabouts and entrances. If you notice any problems with the lighting, or any bulbs that are out, please call Doug Barber at 598-3198, so he can order repairs.

WEBSITE: For those who have recently joined this community, the Highland Park Association has a web page. Go to www.rawhide.net and click on Highland Park. There are three pages, one for sales and marketing, one for the HPA and one of downloadable document archives.

The archives include copies of the covenants, Bylaws and other Highland Park documents. We plan to start posting the most recent HPA newsletter, as well.

The recording data is listed for each subdivision plat, but the plat that you can download here is not the actual recorded plat. That contains too much detail and, when reduced to an 8.5x11 page becomes

useless. Instead, the developer had the surveyor prepare a single plat which shows the configuration and lot numbers for each of the filings. You may find this plat a useful tool.

The developer provided each original lot purchaser with a 24x36 copy of the actual recorded plat. If you do not have it and want one, please go to the Clerk and Recorder's office at 200 So. Cascade where you can buy them for \$5 per page. You may also be able to buy them from The Rawhide Company.

MISC:

✓ The Association will be contracting with a landscape maintenance firm to handle the ongoing maintenance of the entrance, mailbox areas and roundabouts. If you have any recommendations for people to ask to bid, please let us know. One Highland Park owner will be among the bidders, we believe.



✓ During these early years of constant construction, there appears to be no way to avoid some trash and debris blowing around. We have collected many bags of building materials from Highland Park and adjoining properties that have migrated from our community. We would appreciate owners having homes built to ask their builders to have their crews spend a few minutes at the end of each day cleaning up their sites/lots, and we hope everyone else will pitch in to help clean up the trash that has blown onto other property.

✓ An HPA member has suggested that the HPA consider contracting with a single trash company for trash service in Highland Park to be paid out of the annual dues, especially if we could get a discount due to their being the sole provider to the



community. The Board of Directors will consider the request, and report back on our findings.

ARCHITECTURAL PLAN REVIEW:

This section will answer some of the most frequently asked questions about architectural review.

PURPOSE/TIMING: The ACC has had a busy year with all of the submittals received. ACC functions are performed by unpaid volunteers. Two are members of the developer, and one is a homeowner in Highland Park. The primary purpose of the



ACC is to make sure that the covenants are followed in approval of construction plans.

The ACC has thirty days (owners should plan accordingly) to handle any request it receives, although it usually does it faster. Members meet to review plans, colors/materials and site locations, usually during the business day, but often on evenings or weekends. The plans are kept in the ACC records, so if you want them, be sure to make a copy before submitting.

LANDSCAPING: Please submit a copy of your landscape plans for our records. We are primarily concerned with the irrigable area, and the number of trees, but especially need to see any proposed structures. The covenants require installation of a minimum of five (5) trees of at least five feet in height, and at least ten (10) other trees of at least three feet in height, for a total of fifteen (15) trees, within one year after occupying any residence.

We recommend that you avoid planting trees over your septic system leach field, or in easements. The water supply

plan for Highland Park limits irrigable area (including trees, sod, gardens, etc.) to 5000 square feet (estimate 9 sq. ft. per tree for irrigation), and you may not exceed that. We are required to measure irrigated areas, and if anyone has too much, they will be required to remove some, or all owners will be in jeopardy of water curtailment.



It is especially important to submit plans for driveway entry pilasters prior to commencing construction. The placement of these is very important, as we must consider utility locations, and we do not want them to interfere with the trail easement which affects lots 15, 24-30, 42-49, 50-54, 64, 73, 74, 76, 77, 80, 81, 86, 92, 93, 94, and 101. Now that the roads have been accepted by the County, the developer plans to start on the trail system, with construction planned for 2004.

Also, the City of Colorado Springs now says that they plan an upgrade within a few years to their natural gas line that runs from Vollmer Road to the northwest, requiring excavation in that easement (see easement on plat affecting lots 16, 17, 18, 19, 20, 21, 22, 23, 85, 86, 87, 88, 102, 105, 108, and 109). We suggest you do not do much landscaping in this area, as the City will probably mess it up and may not be obligated to replace what you put there.

ACCESSORY BUILDINGS: We have had several questions on accessory buildings. The covenants specifically preclude any type of storage sheds. Each lot is allowed one outbuilding,



which must be at least 400 square feet (about a 2-car garage), but not more than 1000 square feet. The building must have a pitched roof, be architecturally designed, and be of similar materials and colors to complement the main house. Accessory buildings will normally be to the rear or side of the house. A site plan and construction drawings showing the dimensioned plan and all elevations of the building with proposed exterior materials and colors must be submitted to and approved by the ACC before starting any such building (see Section 8 of the covenants). Because all vehicles (cars, trucks, trailers, etc.) are required (covenants Section 3.A.) to be housed inside a garage, we anticipate that there may be a number of such structures in the future.

As mentioned in previous newsletters, we understand that in the early months after moving into a new house many people have a garage full of boxes, so we have not been too tough on enforcement of this. However, as owners get settled, we expect that they will voluntarily comply with this provision so that HPA action is not needed. In no case, though, is it okay to leave inoperable vehicles or "projects" outside a home on a habitual basis, and this is strictly enforced.

Some owners seem to feel that this is an unreasonable requirement. The HPA is charged with covenant enforcement, and cannot pick and choose which issues it will enforce. If the covenants are not enforced, values in Highland Park will be threatened.

When people choose to live in Highland Park, the covenants are provided to them in advance. If they are not willing to abide by these rules, they should purchase elsewhere. Otherwise, each owner has a right to expect that their neighbors will honor their commitment to abide by these covenants.



NOTICE OF ANNUAL MEETING OF THE HIGHLAND PARK NEIGHBORHOOD ASSOCIATION, INC. (HPA)

Pursuant to the Bylaws of the HPA, you are invited and encouraged to attend the annual meeting of the HPA, which will be held on Friday, February 13, 2004 at 7:30 p.m. at the Black Forest Community Church at the southeast corner of Shoup and Black Forest Roads, Colorado Springs, CO. 80908.

If you cannot attend, please complete and return the enclosed proxy form so that your vote can count at the meeting, in your absence. Please note that all owners of a lot must sign the proxy. Thank you.

We have no elections this year, so the only topics of business will be those brought up from the floor. We look forward to seeing you there!



Example of a vehicle not permitted in Highland Park

DEVELOPMENT NEWS FROM LITTLE LONDON, LLC

☞ The most current price and availability list for Highland Park lots can be found on the Highland Park website (go to www.rawhide.net and click on Highland Park). Sales are reasonably good considering the current slowdown, and lot prices may be increased this Spring to bring them more in line with the market. Highland Park lots are presently some of the least expensive estate-sized lots in the Black Forest market area, and represent a real bargain. With the history of increasing land values, it may be wise to consider investing in a lot, especially since the developer will finance the lot for the buyer. Highland Park is, at present, the only high-caliber, exclusive subdivision near the rapidly growing Powers Blvd. corridor!

☞ As noted above, the County finally accepted the Highland Park roads for maintenance in December (they are still working on formalizing the acceptance). The developer may be responsible for any needed repairs during the warranty period, but any issues with snow removal should be directed to the County at 520-6460.

The temporary access easement between lots 7 and 8, which connected Cairngorm Way to Briargate Parkway, has been removed and revegetated. Little London has no plans for further construction of Briargate Parkway, although we understand that the developer to the north of Filing 1 will complete two lanes of it for about 800 feet East of Black Forest Road for access to his property. No Highland Park lot is permitted direct access to Briargate Parkway, Black Forest or Vollmer Roads.

☞ We are often asked whether buyers must use one of the existing builders in Highland Park. The answer is "absolutely not!" Lot buyers can use anyone they wish to build them a home. While we appreciate and support those builders who have helped Highland Park, we actually prefer a lot of construction variety, so that Highland Park is not viewed as a production home community. It is designed as a custom home area, and we encourage other builders to come and build here. To date, we have homes by Acuff Homes, Anthony Homes, Allure Homes, Hoffman Homes, Overton Construction, Clancy Homes, Bissel Brothers Construction, Columbine Homes, and at least one by the owner. One by REO Construction is being designed now, and several other lot owners plan other builders.

☞ Since we're talking builders, this might be a good time for an announcement. With over thirty years of expertise in real estate sales and development (with a few homes built along the way), The Rawhide Company has entered the custom home building business. Rawhide Homes, Inc. is nearing completion of its first home, located at the NE corner of Murphy Road and E. Spiritwood Loop in the Spirit Lakes community of Black Forest. Rawhide plans to build a model home in Highland Park, Filing 2 in 2004, and will be seeking to build for those who buy lots, as well as building spec homes. Talk to Chuck Van Fosson of Rawhide Homes--he is an engineer and accomplished builder, as well as a licensed real estate broker with The Rawhide Company.