



HIGHLAND PARK NEIGHBORHOOD ASSOCIATION, INC.

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Greetings!

NEW MEMBERS: Sales of homes in Highland Park have been going reasonably well, and we are pleased to welcome a number of new owners to our community. Owners are reminded that they can read back issues of newsletters, obtain financial information, and obtain documents relating to Highland Park by going to the document archives on our website at www.Rawhide.net/HighlandPark.

PARKING COVENANT CHANGE:

After a great deal of effort trying to get ballots turned in, the results of the parking covenant change are that owners will be able to park up to two cars or pickup trucks on their property outside of a garage. The election results were confirmed by the five Directors and two Association members who are not on the Board of Directors (and who were on opposite sides of the issue).

A complete copy of the covenant change was mailed out with the January newsletter, and the original will be posted to the archives after recording. For those who may have forgotten, or who did not see the letter (like our new owners), the operative language added to the Covenants is as follows:

"Owners may park a maximum of two vehicles outside a garage. For purposes of this covenant, a vehicle is defined as a registered, licensed, operating passenger car, or light pickup truck or van up to a one ton rating, in reasonable condition, and which does not, in the sole opinion of the HPA Board of Directors, attract undue attention by its appearance, whether due to body damage, or paint scheme. All other vehicles, including but not limited to commercial vehicles, vehicles with advertising on them, motor homes, recreational vehicles, mowers, boats, motor homes, tractors, and trailers of any type are not included in this definition, and must be garaged or kept elsewhere. The HPA Board of Directors may establish reasonable rules and regulations relating to such outside parking, including guest and other temporary parking situations."

The covenant change has been sent to the County for recording. As noted in our January newsletter, covenant enforcement of parking was suspended until the results of the vote were known. Accordingly, enforcement will begin one week after we mail this newsletter, which will give us time to provide reasonable notice to owners (this letter constitutes notice). The Covenant change is very specific in allowing only cars or pickups to be parked outside. Utility trailers, flatbed trailers, lawnmowers, tractors, and any other vehicles must be kept inside a garage or removed from the property. The Compliance Committee will be issuing notices to violators, and

following the covenant enforcement procedures adopted by the Association in enforcing this covenant provision.

HPA COMMITTEE REPORTS: Members can contact any Committee Chair by email at HighParkAssoc@aol.com.

SOCIAL COMMITTEE: Chair-Marge Shuger

☺ **SAVE THE DATE!** The 2007 HPA Picnic will be held on August 11, 2007. The time has not yet been firmed up, but probably 11-1. It will be held in the same place on Tract A at the north end of Loch Linneh Lane. Those who came last year had a good time, and there was plenty of food. Contact Marge Shuger if interested in helping to arrange the picnic.

COMPLIANCE COMMITTEE: Chair-Steve Mohan

📧 **ANIMAL CONTROL REVISITED:** The County Commissioners sent out a letter to all Highland Park owners earlier this year asking whether the owners supported having Highland Park included in the County's animal control area. We have not yet heard from the County of whether they will include us, but will report to you by e-mail as soon as we find out. The County is presently trying to cut its budget in order to balance it, so it is unknown whether we will have Humane Society enforcement in Highland Park this next year. Dog complaints continue to be the number one issue that we deal with, and it is very difficult to find a practical solution to such matters. We appreciate those who control their animals (don't let them run loose, or prevent them from barking extensively, etc.), and hope that everyone will respect their neighbors by doing so in the future.

📧 **MOWING:** Now that we are no longer in drought, we will need to begin mowing our lawns and lots more than once a year. The covenants dictate that we mow as needed to keep fire danger and noxious weed incursions down, and so that we maintain the park like appearance of Highland "Park."

With the early summer rains, some vacant lots have been taken over by weeds and need to be mowed now. If your envelope has a **red dot** on it, your lot is one of those. Please arrange to have it mowed before July 15, or the Association will have it done at your expense. If you wish to have the HPA do it, please email us that instruction. Following are some people who do lot mowing: Falcon Mowing 440-3502 / Zach Hoffman 495-9299 / Mark Bradley 495-4311, and Jason Edwards 331-7079.

📧 **VOLUNTEERS NEEDED:** We are looking for an exceptional individual or two who wish to be members of the compliance committee. If you are interested, please contact Steve Mohan.

MAINTENANCE COMMITTEE: Chair-Jim Moran

✓ **TRAILS:** The rainy season is upon us, and that typically makes it tough for our trail system. Little London, the developer, rebuilt the trail section between Loch Linneh and Cottonwood Creek last year, adding drainage pipes to catch and divert the water. Hopefully that will resolve the washout issues we were having there. Please remember to pick up after your pets, and keep the weeds mowed along any segment of the trail that is on your lot. Finally, please let us know if you see areas that need repair (report by e-mail, please); this is a nice amenity that gets a lot of

use, and we want to keep it in good condition.

✓ **VOLUNTEERS NEEDED:** The HPA Maintenance Committee takes care of various maintenance issues that arise, or are ongoing. This is a volunteer basis and does not necessarily require the volunteers to do the work, but that could be a possibility, if desired. Please contact Jim Morin if interested in serving our community in this needed committee.

COMMUNICATIONS COMMITTEE: Chair-Jim Reid

☎ The Committee is working on designing a new website that will be independent of The Rawhide Company. Rawhide has provided the website to us free since its inception, and it is working well, but the Board feels the Association should have its own identity as we move toward the future. We appreciate Rawhide's efforts and expense on our behalf.

☎ Please email us your suggestions for future newsletters.

FINANCE COMMITTEE: Chair-Doug Barber

Your Board of Directors is doing an excellent job from a fiscal standpoint. 100% of owners have paid their 2007 dues, the HPA finances are in good shape, and we have not exceeded any area of our budget. Q2-2007 financials will be posted to the HPA website in July, after they have been confirmed by the Board at its July meeting.

FILING 3: Little London is moving ahead with plans for Filing 3. This will be the final filing of Highland Park, and will be located to the north of Filing 2. Lochwinnoch Lane will be extended north to connect with Poco Road. Right-of-way for Briargate Parkway will be dedicated through the filing, but the road will not be built. There is no completion timetable available, and lot pricing will not be known for some time, but the 39 lots are expected to sell immediately, as there is significant demand for Highland Park. When information is available, it will be posted to the Highland Park sales website by Little London.

RECORDS: Please help us keep our records current. If you change phone numbers or email addresses, please drop us an email with the changes. The HPA does not send out spam, nor give out its email addresses to anyone (only used occasionally for HPA business).

Have a great summer, and we hope to see you at the picnic!

