

HIGH PINES OWNERS' ASSOCIATION, INC. (HPOA)

Newsletter

November 9, 2015

Dear High Pines Owners' Association Neighbors,

We are now into the fall season—days are certainly shorter and we survived the trick or treat campaign.

- Our board met on October 26. During this meeting we met with the builders for Lot 61 (corner of High Pines Drive and Kenneth Lainer) to resolve a couple architectural control committee issues. All issues were resolved and we should soon see improvements/construction taking place on this lot.
- We also discussed Tracts A (detention basins) and B (Piney Hill Point Road).
 - The original surveyor assisted us in determining the actual boundaries of Tract B and it was determined Tract B includes the road, the strip of land to the south of the road and the concrete fence. The High Pines Patio Home Association has acknowledged this definition and is now prepared to proceed with the obligations of this ownership.
 - The actual ownership of Tract A (the detention basin) is less certain based on confusing language in the High Pines Patio Home Association Articles of Incorporation, and the Second Amendment to the High Pines Owners' Association Covenants. Historically, the High Pines Owners' Association has maintained this property.
 - In an effort to seek a win-win solution to legal obligations and maintaining property equity values (i.e., High Pines Owners' Association property owners benefit from a well maintained fence along Piney Hill Point Road), the board is proposing that the High Pines Owners' Association "own the fence" bordering on High Pines Owners' Association properties (this does not include the Heights subdivision to the West) and that the High Pines Patio Home Association "own the detention ponds" in the High Pines Patio Home Association area. If the High Pines Patio Home Association agrees to this proposal in principle, then the board will present the proposal to the general membership at its annual meeting on January 26, 2016 for approval.
 - The ultimate goal, based on discussions with our patio home neighbors, is to convince the El Paso County to take ownership for the Piney Hill Point Road and the detention basins. We will work closely with our patio home neighbors to present such a case.
- There is some activity underway to develop lots 55 and 59 (along High Pines Drive). More to follow on these lots.

- Chris Taylor is still working on our new website. It is currently under development, so give us another month or so to more fully populate the site.
- In our last newsletter, we indicated our neighborhood is officially on the county list of priorities for pothole and crack repairs. We were advised that the wait list consisted of a two-year backlog, but as you can see, we did get some work done on our roads this year. We still have some issues and we will continue to work with the County to get them resolved.
- We formed a nominations committee at this board meeting—Ron and Mary Scott and Paul and Mary Pirog. We will be looking for volunteers for vice president, treasurer, secretary, and a director-at-large. If you are interested in serving in one of these positions, please let John Golden, our Board Secretary, know at jw.golden@comcast.net.
- While we will send out a formal notice, our next annual membership meeting will be on Tuesday, January 26, 2016, 7 to 9 pm at the Woodmoor Barn. Among the standard annual meeting agenda items (budget, new officers, etc.), we will welcome new neighbors and raffle off some door prizes for those in attendance.

Our next quarterly board of directors meeting is scheduled for December 14, 2015 at 10:00 AM at Paul and Mary Pirog's home (1442 Dark Pine Court). Association members are welcome to attend.

Best,

Your HPOA Board

Ron Scott, President, rscott3243@aol.com

Paul Pirog, Vice President, pep123@comcast.net

Chris Taylor, Treasurer, chris@p3datasys.com

John Golden, Secretary, jw.golden@comcast.net

KeithAnn Peevyhouse, Director-at-Large, kpvhhouse53@msn.com