

# **HIGH PINES OWNERS ASSOCIATION, INC. (HPOA)**

## **Newsletter**

November 3, 2016

Dear HPOA Neighbors:

We hope that this Fall season finds you enjoying life, the outdoors, and camaraderie in Colorado, and especially in High Pines!

This Newsletter is intended to let you know what is happening in our association and neighborhood, and to help provide accountability and transparency for your hard-earned annual HPOA dues.

- Our annual membership meeting is now scheduled from 7 p.m. to 8:30 p.m. on Tuesday, January 24, 2017, at the Woodmoor Barn Community Center (1691 Woodmoor Drive). We will present a number of clarifications to covenant rules at this meeting, along with a new budget and its (hopefully) lower dues for HPOA owners, and a new slate of officers for election to the HPOA Board of Directors. We are also working to obtain a guest speaker from Woodmoor Water & Sanitation to talk about water source sustainment and the need for the supplemental charges we have all seen on our water bills. We hope to see you at that meeting and will send out a reminder and dues notice about 30 days in advance in mid-December 2016.
- Northern El Paso County Coalition of Community Associations (NEPCO) update. NEPCO represents the Homeowner's Associations (HOA's) of northern El Paso County and has bi-monthly meetings that can be attended by any member of the HPOA since we belong to NEPCO. The next NEPCO meeting is scheduled from 10 a.m. to Noon on November 19 at the Monument Town Hall (& Police Station), 680 Beacon Lite Road. Further information can be obtained from their website at [www.nepco.org](http://www.nepco.org). Since all of our HPOA owners are considered members of NEPCO, the password for "member login" is "nepco16". Feel free to use it, but please do not send it to non-NEPCO members.
  - Monument Hill Road is supposed to be reworked during calendar year 2017, to fix safety issues and for shoulder construction work and other improvements.
  - The next local construction should be maintenance and pavement completion for Beacon Lite Road.
  - Recent ground water pumping in the Black Forest region and transfer of the water outside that community is becoming a concern and may reduce local ground water aquifers. NEPCO tries to stay abreast of water issues important to our community.
- The HPOA Board of Directors met on October 25. The complete set of minutes are posted on our website ([www.myhpoa.org](http://www.myhpoa.org)). Here are some highlights from the meeting:
  - Chris Taylor's Treasurer's Update showed that expenditures were on track with the budget; that the new accounting software and board management tools would be demonstrated by Chris at the December 6th BOD meeting; that the website was working as planned, but still required a few updates and links; and that Chris would arrange for a reserve study update.

- The BOD decided to continue to engage the High Pines Patio HOA (HPPHOA) in resolving responsibility for drainage easements, the fence along Piney Hill Point road, and maintenance of the tract between the fence and that road. There was no further progress in the site development plan along Piney Hill Point road. PLEASE REMEMBER THAT PINEY HILL POINT ROAD IS A PRIVATE ROAD AND IS MAINTAINED BY THE HPPHOA. HPOA MEMBERS SHOULD NOT DRIVE ON THIS ROAD!
  - A draft of the Shed/Outbuilding rules were approved by the BOD 5-0. They will be presented to the HPOA membership at the January General Meeting.
  - Lot 61 basic landscaping is now complete. We plan to discuss HPOA common property tie-in with the new owner when the lot is sold.
  - We are working on an Architectural Control Committee form for property alterations, along with a reduction in fees to process these improvements. We hope to be ready to discuss both at the General Meeting.
- With the nice rains we had this year, a number of Colorado-listed noxious weeds appeared in many areas of our neighborhood. Some of the ones to keep an eye out for and to eliminate (check out the website photos which follow), include yellow toadflax (butter and eggs) <https://www.colorado.gov/pacific/agconservation/yellow-toadflax>, Canada thistle <https://www.colorado.gov/pacific/agconservation/canada-thistle>, common mullein <https://www.colorado.gov/pacific/agconservation/common-mullein>, and meadow knapweed <https://www.colorado.gov/pacific/agconservation/meadow-knapweed>.
  - Please do not place objects or trash into dumpsters that are used by builders or remodelers. They are for their construction debris only.
  - Although we have a relatively low rate of crime in our neighborhood, please ensure you lock your vehicles if they are not left in your garage overnight, and be sure to watch out for suspicious activity regarding packages and porches and around mailboxes during the holiday season. Knowing your neighbors is a great way to produce a safe community!
  - Finally, if you have any issues in the neighborhood, please try and work them out with your neighbor first. If that doesn't work, your HPOA board of directors may be contacted to assist in a resolution.

Our next quarterly board of directors meeting is scheduled for December 6, 2016 at 10:00 a.m. at Paul and Mary Pirog's home (1442 Dark Pine Court). Association members are welcome to attend—just give us a heads-up please.

All the Best,

Your Board of Directors

Paul Pirog, President, [president@myhpoa.co](mailto:president@myhpoa.co)

KeithAnn Peevyhouse, Vice President, [vicepres@myhpoa.co](mailto:vicepres@myhpoa.co)

Chris Taylor, Treasurer and Secretary, [treasurer@myhpoa.co](mailto:treasurer@myhpoa.co)

Rich Hansen, Director-at-Large, [vicepres2@myhpoa.co](mailto:vicepres2@myhpoa.co)

Ron Scott, Ex Officio Director, [exofficio@myhpoa.co](mailto:exofficio@myhpoa.co)