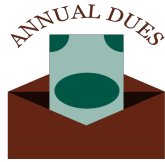


THE HIGHLANDS

Monthly Newsletter

March 2019

Assessments Grace Period



HOA assessments invoices have been mailed out; payments were due by January 31, 2019. Our covenants provide a 30-day grace period for payments to be made before a 12% assessment late fee will be added and a delinquency assessment of \$20/month. This grace period will end on Saturday March 2nd.

1

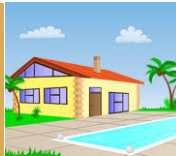
Back Gate



We are still waiting to hear a quote for a new heavy duty, rolling, mechanical gate installed at the rear entrance. This quote will include a security system for viewing any possible incidents. Pricing will determine the installation of keypad islands and/or location.

2

Pool House Rental



The community pool house is available to rent for any of your special occasions. There is a nominal fee of \$25 and a cleaning deposit of \$25, which will be returned to you if you leave the facility in a clean condition. If you would like to reserve a date for your next special event, please email the HOA.

3

Recent News

We are anticipating the developer to begin roadwork within the community approximately mid to end March 2019. During this time, we can expect an increase in large work trucks as well as workers on the roads and at our front entrance. As always, we ask that you please drive carefully and be on the lookout for these workers in the roadways.

At our January Annual Community meeting it was agreed that in conjunction with having the back gate open from 5 AM to 6 PM (M-F) that the front gate would be closed 24/7. Subsequent of the meeting construction work began in Phase II of our community. This prompted a reconsideration of closing our front gate as was planned. Construction vehicles have been entering the community from both entrances, and because of the configuration of the front entrance, large and long vehicles (with trailers) cannot navigate the hard left turn to approach the gate from the entrance side. The decision on leaving the front gate operation as is mitigates the risk of damage to the gate and keypad while construction activity is taking place.

The interior walls of the pool house are going to be getting a fresh coat of paint by mid-March. In conjunction with this, we would like to do a "Paint a Canvas" event at our Easter celebration (April 13th 2019) for us to hang on display for all to enjoy. Each family wanting to participate will receive 1 canvas to paint and decorate however you would like, keeping all paintings family appropriate. Please let us know if you would be interested in painting a canvas for display so we can properly prepare.

Our next community HOA meeting will be held on April 6th 2019 at 6pm at the pool house. If you have any concerns you would like to address at the meeting, please be sure to fill out the appropriate forms, which can be found on our website and emailed to our board members.

Communication Corner

- For any issues, questions, or concerns you may have, please email the HOA board at:

thehighlandshoa28539@gmail.com

We will do our best to respond to all questions and concerns in a timely manner.

- For a copy of our board meeting minutes, please refer to our website at: www.highlandsatqueenscreek.com

Did You Know?

Our Covenants Article II: Residential Use states: Only one (1) residence shall be allowed upon any Lot, together with appurtenant outbuildings of the same quality and color.

This means there is not to be a secondary living space built on any property, any additional buildings on property must be built with the same quality and color of the home.