

HIGH PINES OWNERS ASSOCIATION, INC. (HPOA)

Newsletter

May 8, 2016

Dear HPOA Neighbors:

It's Springtime in the Rockies – now that we have survived our (hopefully) last big Spring blizzard. Only time will tell.

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.

- We held our annual membership meeting on January 26 with a nice turnout from our members. We had hoped for even more participation from homeowners by advertising that we would give away some gift certificates which we had purchased (in addition to some which were donated) from local restaurants. The complete set of minutes are posted on our website (www.myhpoa.co). Here are some highlights from the meeting:
 - Chris Taylor's Treasurer's Report showed that we have \$58,847 in cash and another \$1,422 in receivables, most of which have subsequently been received, putting us in a very good cash position. \$23,758 of the cash is restricted for the Operating Reserve, which appears to be sufficient at this time. There are no outstanding liabilities on the Balance Sheet, so all of the \$60,269 in assets are considered Equity of the HPOA.
 - Given our financial position, the recent reduction in reserve funding requirements, and known annual expenses, the board of directors approved a reduction of HPOA annual dues from \$200 to \$160.
 - Chris Taylor also provided updated information about the HPOA's new website. It can be accessed at www.myhpoa.co or at www.myhpoa.org. The website was developed by Go Daddy with Chris providing the direction and historical information. When the website is fully implemented, the HPOA will be able to bill and collect dues – with direct deposit into the HPOA checking account; perform email messaging, provide historical documents to the members – minutes, tax returns, etc., and more. This effort will make managing the HPOA much more efficient going forward.
 - Ron Scott provided an update on property issues and development. This included information that the HPOA is trying to work out an arrangement with the High Pines Patio Homes Association (HPPHA) that will help both organizations. HPOA (us) has the responsibility to maintain the large detention pond that is on HPPHA's property. HPPHA has the responsibility to maintain the stone fence along Piney Hill Point Road, some of which runs behind our HPOA's Dark Pine Court. If either HOA doesn't perform their maintenance, the homeowners in the other HOA suffers. This doesn't make sense. Therefore, we may propose that the HPPHA take possession, liability, and maintenance of the large detention pond; and that our HPOA take responsibility for liability and

maintenance of the portion of the concrete fence along Piney Hill Point Road that runs behind the property owners on Dark Pine Court. Funds have already been placed in reserve for the fence section and liability insurance cost will be less than we are currently paying. Once we have reached agreement on this proposal, another reserve study should be performed.

- We have three houses under development at this time. Lots 61 and 63 on Kenneth Lainer Drive are spec houses with the corner lot starting later than the other but will finish earlier. Lot 59 is the second lot past Duberry Way going south on High Pines Drive. This lot goes up the hill all the way to Greenland Forest Drive. The owner of this lot, Masterbuilt Homes, is going to build the entrance and the home at the top of the hill off of Greenland Forest Drive where the land is flatter rather than on the side of the hill near High Pines Drive. In order to come in from the top, they had to get permission from the county to cross the county's easement along Greenland Forest Drive. The County gave their permission and re-platted lots 59 and 55 into a separate subdivision to allow access to Greenland Forest Drive. The Board has reviewed the new plat and it does show that the re-platted lots are still included in High Pines Subdivision and the builder is still subject to our construction guidelines.
- Northern El Paso County Coalition of Community Associations (NEPCO) update. NEPCO represents the 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 it. Information can be obtained from their website at www.nepco.org. It was brought up at a recent meeting that the TriLakes Comprehensive Plan is being updated from the 2000 version. This would be a good opportunity to change the responsibility for the detention ponds and Piney Hill Point Road to county maintenance from HOA maintenance. NEPCO also reviewed the Major Transportation Corridor Plan that indicates a plan to bring light rail from Denver down I-25 to Colorado Springs, with a stop at County Line Road. Clearly, this is in the future – sometime in the 2020's.
- New officers were elected for this year. In accordance with HPOA bylaws, the Secretary and Treasurer may be the same person:
 - President – Paul Pirog
 - Vice President – KeithAnn Peevyhouse
 - Treasurer and Secretary – Chris Taylor
 - Director-at-Large – Rich Hansen
 - Ex Officio Director – Ron Scott
- As to other news, the only other unbuilt lots in the HPOA are lot 54 (High Pines Dr.) which has recently broken ground for a home, and lot 7 at the intersection of Plowman and Kenneth Lainer.
- The HPOA Board of Directors met on April 28. During this meeting we concentrated on insuring the HPOA has the right tools to continue functioning (paying bills, collecting dues, providing required reports, etc.) no matter who is sitting in the various director positions. Some of our directors have a huge amount of experience and corporate knowledge, and they won't be in these positions forever! We also discussed some property/homeowners issues, mowing

considerations for the summer, recent issues highlighted by NEPCO, and potential Architectural Control Committee (ACC) rule additions. The complete set of minutes will be posted on our website.

- A reminder that three rules were proposed and approved by the membership last year:
 - Recreation Vehicles may be parked no more than seventy two (72) hours at a time for loading, unloading, delivery or emergencies no more than six (6) times per year.
 - Outbuildings must match the exterior of the house and be approved by the ACC. The ACC is finalizing the rules they will use.
 - Fences are to be two to three split rails no more than fifty two inches high and may be lined with mesh wire to keep pets in (chicken wire not allowed).
- The board wants to thank former President, Ron Scott, and former Secretary, John Golden, for all their hard work during the year.
- 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 the last week of July 2016 at 10:00 AM 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.com

KeithAnn Peevyhouse, Vice President, vicepres@myhpoa.co

Chris Taylor, Treasurer and Secretary, treasurer@myhpoa.co

Rich Hansen, Director-at-Large, vicepres2@myhpoa.co

Ron Scott, Ex Officio Director, exofficio@myhpoa.co