



HIGHLAND PARK 3 ASSOCIATION, INC.

7075 Campus Drive, Suite 200
Colorado Springs, CO. 80920
(719) 598-3198/fax 598-2337
Email: Info@HP3A.org

January 15, 2021

Happy new year to our members. Things are clicking along in Highland Park 3 with houses popping up and people moving in. We hope that everyone will make the effort to get to know our neighbors, as relationships are what build a sense of community.

This letter constitutes our dues billing for 2021. Please send your \$200.00 check, payable to HP3A, to the above address by the end of January. Thank you.

As required by Colorado law, the Association must make an annual disclosure to its members pursuant to 38-33.3-209.4, C.R.S. regarding a number of things. Our disclosure is attached to this newsletter. We did acquire Directors & Officers and liability insurance policies to cover the Association. We also put together a 2021 budget, which will be subject to revision as we learn better what is required. All documentation is posted on our website (HP3A.org).

The transition from Little London, LLC to the HP3 owners is almost complete.

1. Our directors and officers for 2021 are Tim Cerniglia-President, Duc Tien Luu-Vice-President and John Christiansen-Secretary/Treasurer.
2. Our architectural control committee (ACC) consists of Jacques Delange, Christine Christiansen and Doug Barber (who agreed to stay on the ACC awhile longer, but resigned from the Board now that Little London, LLC is gone). John Christiansen is now our registered agent.
3. The Rawhide Company has offered that we can continue using the Campus Drive address as our business address, so we will do so as that is a convenience for us (people can drop off house plans, ACC requests and dues payments there), so for now that is our plan.
4. John Christiansen will be taking over the books for the HP3A, and the Board is coordinating with Doug Barber to get new signature cards at the bank.

El Paso County is planning new improvements in our area. Little London was required to dedicate Tract B in Highland Park Filing 2 to the County last month so they can use portions of it for road right of way for a planned intersection of Research Parkway and Vollmer Road. Adding Research to the west of that point should help alleviate traffic congestion at the Vollmer/Black Forest intersection. The County held a meeting in late 2021 to discuss design work for Briargate Parkway. At that time, they stated that they do not have a time line or funding mechanism to actually build the road, but we have appended their graphics provided at that meeting to this letter, and will let you know when we know more.

Little London did get our trail system in just before the snows hit in December. Doug Barber said he will come back and do some fine smoothing when weather allows, but it is good to see the trail being used. With all of the gorgeous views to look at, it almost doesn't feel like exercise to be out walking.

We wish our community a blessed, safe and prosperous 2021.

Sincerely,
Highland Park 3 Association, Inc.

Tim Cerniglia

01/15/2021

Tim Cerniglia-President



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2021 Annual Disclosure as required by 38-33.3-209.4, C.R.S.

1. The name of the association is Highland Park 3 Association, Inc. ("HP3A")
2. The None. HP3A is self-managed.
3. The HP3A address is 7075 Campus Drive, Suite 200, Colorado Springs, CO 80920. Registered agent is John Christiansen (719) 492-5068.
4. The name of the common interest community: Highland Park Filing 3
5. The initial date of recording of the declaration: Initial covenants recorded 6/21/2018 at Reception No. 218071516, with correction recorded 6/22/2018 at Reception No. 218072146.
6. The date on which its fiscal year commences: January 1 (calendar year).
7. Its operating budget for the current fiscal year: Posted on the HP3A.org website.
8. A list, by unit type, of the association's current assessments, including both regular and special assessments: Posted on the HP3A website.
9. Annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the current annual disclosure: Posted on the HP3A website.
10. The results of its most recent available financial audit or review: There has been no audit.
11. A list of all association insurance policies: Insurance Broker Firm: Alink Insurance. Bill Syddal and Mike Swaim [(719) 219-8513 / Mike@Alink2ins.com)]

Policy	Company	Deductible/Policy Limits	Expires
Directors and Officers Liability Policy No. BKS (21) 62320631	Liberty Mutual, Ohio Security Insurance Company	Zero / \$1M per occurrence, \$2M aggregate	11/05/2021
General Liability Policy same as D&O Policy No.	Liberty Mutual, Ohio Security Insurance Company	Zero / \$1M per occurrence, \$2M aggregate	11/05/2021

12. All the association's bylaws, articles, and rules and regulations: Posted on HP3A website.
13. The minutes of the executive board and member meetings for the fiscal year immediately preceding the current annual disclosure: Posted on the HP3A website.
14. The association's responsible governance policies adopted under section 38-33.3-209.5 C.R.S.: Posted on the HP3A website.