



## HIGHLAND PARK 3 ASSOCIATION, INC.

7075 Campus Drive, Suite 200

Colorado Springs, CO. 80920

(719) 598-3198/fax 598-2337

Email: [Info@HP3A.org](mailto:Info@HP3A.org), Website: [Info@hp3a.org](http://Info@hp3a.org)

October 4, 2021

Things are clicking along in Highland Park 3 with houses popping up and people moving in. The green fields throughout our community are welcoming Fall with a golden brown and the cooler temperatures are a welcome change from the late-summer heat wave. We hope that everyone will make the effort to get to know our neighbors and build a sense of community.

I replaced the fellow with the bagpipes who normally graces our newsletter with a view of Highland Park 3 from the way-back machine (2011). The remains of the Black Forest Gliderport are below looking south towards the Forestgate/Lochwinnoch traffic circle. A builder in our neighborhood reported finding aircraft parts when building a home in HP3...but until he learned about the gliderport, the source of the parts was a mystery.

Glider Loop, a spur off of Vollmer Road just north of the Lochwinnoch Lane entrance, serviced the gliderport. [Interesting history here](#) (second one down after Alexander Airport). [Video here](#). I'm pretty sure that's Christopher Reeve/Superman photographed with the glider in the video.

### New News

- **9/28 Special Meeting:** Association members assembled in person and online for our first community-wide meeting. At least 16 of 39 lot owners participated. The main purpose of the meeting was to seek and obtain approval of our 2022 operating budget. After some discussion, the budget passed unanimously by voice-vote. Meeting minutes which capture the discussion will be approved and posted after the November board meeting. The meeting covered many topics. Rather than repeat them in the newsletter, minutes will be disseminated next month.
- **Water Meter Readings due 10/31/2021:** HP3 homeowners with active wells are required to report their current water meter reading as of 10/31/2021. This is to fulfill our obligations under the water augmentation plan decree.
  - HP3 follows the same late fee policy as HP HOA, described in the link below. Most lot owners in HP3 do not have active wells, and so we expect only a dozen or so homes to report meter readings in October 2021. Help us make timely reports and we can avoid the whole late fee issue altogether. <http://hp3a.org/images/HPA-Water-Meter-Reading-Admin-Fee-2015.pdf>
  - Owners can photograph their water meter gauge reading and email it to [info@hp3a.org](mailto:info@hp3a.org) with their lot number. Or, simply read the number and report it to the same email address. Be alert for pre-printed zeroes on the gauge...report those too. The last page of this information sheet gives added information on how to find/read the meter: <http://hp3a.org/images/Our-Well-Water-6-5-2018.pdf>
  - The next meter reading is 12/1/2021, then 2/28/22.
- **Lot Mowing:** While this was discussed in detail at the meeting, this is a reminder that lots not mowed down to the covenant-required height by 9/30/21 will be mowed by the Association and the homeowner will be billed for the cost of the mowing plus a \$100 management fee.
  - *We are not walking around the neighborhood with rulers.* The covenants require homeowners

to mow their lots in order to maintain a “parklike appearance” (a few inches), and it is readily apparent whether lots have not been mowed within the past 30 days if at all.

- Lot mowing accomplishes several important goals: Clean, maintained, lots support higher property values. Overgrown and unmaintained lots have the opposite effect. Additionally, mowed lots help control rodents/pests, mitigate wildfire danger, and control the spread of noxious weeds for which El Paso County patrols and issues warnings.
- The Board hopes that owners will be more consistent about mowing in 2022. This year we are only assessing administrative fees to cover the cost of arranging to have lots mowed. Unmowed lots in 2022 will face fines for noncompliance with covenant requirements.
- **Pet Control:** With many new neighbors moving into the community, the days of allowing our pets to run loose in HP3 is drawing to a close. Please keep your pets on a leash, supervise them to ensure they are not wandering onto others’ property, and clean up pet waste and dispose of it properly. While we can all hold each other accountable, if you are uncomfortable asking a homeowner to pick up after their dog, please let us know at [info@hp3a.org](mailto:info@hp3a.org) and we will follow up with the property owner. We prefer not to issue fines over pets, but have no problem doing so.
- **Common-use Trail:** HP3 maintains a common use trail on the west side of Lochwinnoch Lane which connects our neighborhood to the Highland Park trails. Please consider making use of the trail when out for walks, jogs and bike rides. This helps keep the trail packed and the weeds under control. The dirt is easier on your knees than the pavement. You’re also helping our neighbors on Poco Rd and in Highland Park remember to do the same. Remember that the land on either side of the trail belongs to the property owner and clean up after your pets.
- **Volunteers needed:** The Board is seeking 5 to 10 volunteers to serve on a standing Committee of Volunteers (CoV).
  - The CoV would work with the Board to help us complete routine activities like meter readings and in the event of a contested election for a Board of Directors position, the CoV collects and counts the secret ballots returned by members.
  - We also envision the CoV helping the Board evaluate community improvement ideas and organize social events based on expected cost, feasibility and community interest.
  - The CoV will select its own committee Chair who will interface with the Board to streamline and focus communications. We do not have a set number in mind for the CoV, but feel it would need to maintain at least 5 active members to be effective.
  - Contact the Board at [info@hp3a.org](mailto:info@hp3a.org) if interested. We will put interested parties in touch with each other, and invite members to the November Board meeting to put some structure on this.
  - We’ll evaluate whether additional committees are needed depending on community interest, volunteer availability, and complexity of the work.
- **Community Improvements:** The Board is soliciting ideas for improvements in the HP3 community. The Board welcomes all ideas, and will evaluate them for feasibility, cost and complexity. However, the goal is to make HP3 an attractive, sought-after, community for home buyers, increase community engagement, and mitigate some of the effects of all the city growth that is coming our way over the next few years. [info@hp3a.org](mailto:info@hp3a.org)

### Looking down the road a few months – but still good to know

- **December water meter readings due 12/1/2021.** There are three meter readings during the calendar year. 10/31 (summer usage), 12/1 (fall usage) and 2/28 (winter usage). This is the date owners write down their readings and email them to [info@hp3a.org](mailto:info@hp3a.org) to comply with El Paso County requirements.
- **2022 Member Dues:** Expect invoices for 2022 dues to arrive in late December and be due in January 2022. No change in dues for 2022: \$200 per year. Information on where to send your check will be included with the invoice. The Board voted to assess a 10% late fee for each 30 days a payment is late.
- **Architectural Control Committee Highlights:** Since many of us are new, and have not yet broken ground, the Board wants to remind everyone that **there is an Architectural Control Committee for Highland Park 3**. We do have covenants, and we all must go through the

approval process with the ACC. The ACC ensures consistency throughout the neighborhood which protects homeowners' property values and keeps our community looking amazing.

- You can read more about the ACC process and the covenants which we all live by on the [HP3A website \(http://hp3a.org\)](http://hp3a.org). Look under “*About Us*” on the page.
- The last ACC report to the Board included one home plan and one landscape plan. Be sure to provide the covenants to your builder/landscaper along with the ACC submittal form to ensure your builder/landscaper is aware of the requirements.

Sincerely,  
Highland Park 3 Association, Inc.

*Timothy R. Cerniglia*

Tim Cerniglia-President