



## HIGHLAND PARK 3 ASSOCIATION, INC.

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December 22, 2021

Merry Christmas and Happy Holidays to you and yours. Let's hope we get a little snow to ring in the New Year as it is quite dry in the neighborhood.

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

- **2022 Dues:** Expect electronic invoices to arrive via email within minutes or hours of this newsletter being published. This newsletter will be sent snail mail and satisfies our requirement to notify you in writing. Dues are due by January 31, 2022. The Board will assess a 10% late fee for each 30 days late. Help us get this put to bed quickly in 2022. Instructions for payment will be included on the electronic invoice, but are included here as well:
  - **Pay via personal check, \$200, note your property address or lot in the memo section**
  - **Mail to: 7075 Campus Drive, Colorado Springs, CO 80920**
- **2022 Trash Collection:** HP3A falls under the Waste Management contract with our neighbors in Highland Park 1/2. Most of our owners have been getting free trash services in 2021. We plan to invoice affected owners separately from dues for \$130 which covers the entire year of trash collection. Since HP1/2 pays a flat rate, adding 13-14 homes to the total will reduce the cost per lot. Therefore, we expect prices to decrease 20-30% as more homes go in...but \$130/year is still incredibly cheap and ensures just one day per week. This only covers trash. If you want to recycle, you must contract with Waste Management directly.
- **New Vice President:** Welcome to Christine Mohr who is our new HOA Vice President. We received enough votes from members (12/39) to constitute a quorum of 25%, and she was elected 11-1. Thank you to Mr. Duc Luu for volunteering during the past year while we got the organization stood up. Expect another round of officer elections at our Annual Meeting in 2022.
- **Committee of Volunteers:** Our COV participated in the recent Board of Directors meeting on 12/13. Thank you Stephanie Burnett, Mike Mohr, Debbie and Ray Carrillo, and Clint Guthrie for coming out and helping us with the vote counting. The COV is helping the Board evaluate neighborhood investment ideas like welcome packets, a community page (e.g. Nextdoor) and common area/trail improvements.
- **Financial Status:** We're in good shape in HP3A with approximately \$18,000 in our accounts. This covers normal Association operations (e.g. taxes are coming up) and monies needed for

repairs (e.g. mailbox damage, trail repairs). As discussed at our September meeting, the Board is evaluating the best ways to invest funds to enhance property values.

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

- **Water Meter Readings due 2/28/2022:** HP3 homeowners with active wells are required to report their current water meter reading as of 2/28/2022. This is to fulfill our obligations under the water augmentation plan decree. The December readings were completed on time without incident.
- **Lot Mowing:** We closed out most lot mowing payments in October, but had a few delinquent payments outstanding. Affected homeowners were notified of late payments by certified mail. As a reminder to all, the Board has the right to place a property lien for late/delinquent payments. **On a happier note, we think we can hire our mowing contractor to do a mid-summer and late summer mowing. It might be as low as \$120 per lot. Please be alert for announcements from the Board this Spring. It would be a great, and cheap, way for all homeowners to stay in compliance and help reduce grass fire danger.**
- **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.
- **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 three home plans in the hopper. 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