



HIGHLAND PARK 3 ASSOCIATION, INC.

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It certainly appears that March is coming in like a lamb this week with warm temperatures ahead of the next snowstorm. March is our snowiest month here in Colorado, but often with warm stretches in-between, so break out your short-and-parka combinations. I'm going to use the newsletter to update members on community happenings, and also to summarize our recent 2/22/22 Board of Directors meeting. I inadvertently created a Google Meets session, which many people tried to join. Since I did not mean to set it up, I never actually turned it on. Future BOD meetings will be Google Meets supported, and I apologize for messing that up last month.

New News

- **2022 Dues:** We're finishing up the month of February with only three owners delinquent on 2022 dues. This is a significant improvement over 2021, and the Board appreciates the efforts of homeowners to make our work easier.
- **2022 Trash Collection- part 1:** After some back and forth with HP1-2, we decided to contract separately for trash collection. The Board solicited bids from Waste Management and from Green For Life (GFL). GFL was slightly cheaper, by about \$12/year. However, the Board opted to contract with Waste Management to minimize disruptions in current service.
- **2022 Trash Collection - part 2:** The monthly trash rate for 2022 is \$14.40/mo. By comparison, I use Waste Management over in Northgate and pay about \$32/mo. The Board thinks this is a great deal. However, it is more than the \$130 we estimated in January. Our illustrious Treasurer, John Christiansen, will give homeowners the specific cost difference. It's not much, but we will be billing you for the difference. If the extra \$30-\$40 causes you hardship, please reach out to the Board and we can work out a payment plan.
- **2022 Trash Collection - part 3:** If you are a new homeowner and know you'll need to set up trash service this year, please contact that board at info@hp3a.org for instructions once you close. This is new to us, too, so we'll want to make sure you have the information you need to call WM and set up your trash collection. Plus we'll need to bill you a prorated trash fee. The first few new homeowners will be a learning experience, and we will post instructions on hp3a.org as soon as we have a set procedure in place.
- **February 28 meter readings:** As I write this, we just have one more owner who needs to send in their water meter reading. Thank you as always for the quick responses. We reported our meter readings to HP1-2 as per the requirements of our water augmentation plan.
- **Financial Status:** We're in good shape in HP3A with approximately \$29,000 in our accounts. This covers normal Association operations 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. More on that below.

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

- **Lot Mowing:** Everyone's favorite topic, but Spring is coming, so let's start getting ready. The

Board is looking to set up two mowing days this summer, one in late June and the other in September with Teague Sawyer. Teague is the same fellow who mowed many of our lots and the Briargate Parkway easement in early October for an exceptionally low rate. The advantage is that mowing many lots keeps the price low and advances our common goal of reducing fire danger, noxious weeds, and pests, during the hottest part of summer. We'll keep you posted on how to sign up and pay. To give you a rough idea of cost, last October we paid \$120 per lot which is pretty fantastic. The Board is going to enforce lot mowing much more strictly in 2022 and will issue warnings and fines as appropriate.

- **Community improvement initiatives:** During the December meeting, the Board decided to research several initiatives where we can invest reserve funds in community improvements:
 - **Trail signs:** Should we place signs along the HP3 common use trail reminding people to leash up and pick up after their pets? After doing some homework, we discovered that the City has no leash ordinance outside of City parks. Any sign we might install would just be a “pretty please” request. The Board decided to table the idea for future consideration. At our September membership meeting, many members expressed a general dislike for the “poop stations”. The Board asks owners to help hold each other accountable. Please leash up and pick up your pet’s waste on the trail, curbside, and especially on someone else’s property.
 - **Mailboxes:** Is it possible to install a decorative rock style enclosure for the USPS mailboxes on Lochwinnoch Lane? These enclosures are fairly common in nicer neighborhoods around the city. It is definitely feasible, and the Board has solicited bids. At the appropriate time, design options and price will be brought to the membership for input before the Board decides whether to approve any expenditures. The Board is also reaching out to a Post Office contact to ensure we dot the i’s and cross the t’s with USPS.
 - **Social Media:** Can we set up a Nextdoor social media site for HP3A? This has proved more challenging than initially thought because HP1-2 included HP3A in their Nextdoor boundary many years ago. Getting the map redrawn has been a bit of a headache. The Board asked volunteers Ray Carillo and Bernadette Guthrie to serve as an ad hoc committee to work with HP1-2 and bring back options for the Board. The Board also believes that any HP3A social media platform will have a well-defined set of rules of conduct for posting content and commenting. Those rules will be open for member comment, and, once approved by Board vote, will be posted on the hp3a.org website alongside our other policies. Social media is great for getting the word out on community events, but can quickly devolve into acrimony and abuse. Do you have inputs or want to join the committee? Email info@hp3a.org
 - **Welcome Committee:** Thank you Debbie Carillo for helping us with ideas for welcoming new neighbors to HP3A. She is a one-person committee, so if this interests you, email info@hp3a.org. The Board endorses using funds to put together a welcome packet for new residents, and will be working with the committee to decide what the contents will be and the budget to be allocated. During the Board meeting, John Christiansen reminded us that we charge \$100 for an HOA Status Letter which the buyers pay. That would easily cover a nice welcome gift for new homeowners when they move in.
 - **Committees/Membership:** HP3A bylaws allow the Board of Directors to appoint and manage committees as needed to help fulfill Board responsibilities. As discussed at our September membership meeting, getting involved means raising your hand. We do not play favorites, and are quite happy to get the help. We are grateful for the volunteers who served in an ad hoc capacity to count election votes last December, for example. We have two people currently helping us out with social media. The Board anticipates the need for a committee to run a summer social event.
- **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 ACC asked me to ask you to submit a paper copy of your home plans to the address at the top of this newsletter. Paper copies allow for easier site surveys when ACC members visit your property to review the position of the home, well, septic, etc. This is an easily overlooked requirement, and the ACC asks for your help.*
- The last ACC report to the Board included one landscape plan 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.
- We have seen homeowners submit draft plans (especially color choices) to the ACC before submitting their formal application. The Board feels this is a wise approach, especially if there are color/materials choices that are borderline.

Sincerely,
Highland Park 3 Association, Inc.

Timothy R. Cerniglia

Tim Cerniglia-President