



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 14, 2020

Greetings:

Happy new year to all. I am a bit late getting this letter out to you, but trust that 2020 is treating everyone well thus far. We are trying to save Association money by sending this newsletter and 2020 dues invoice via email. If you need a paper copy, please call Doug Barber and he will get one to you.

2020 annual dues are presently due and payable. Please send your check for \$200.00, payable to HP3A, to the address above. Your payment should be received by February 15, 2020.

Sales Activity. We currently have twenty four lots sold and one more under contract. We are looking forward to a great summer of activity in our community.

Homes. Five homes are in various stages of construction now. We have been able to be fairly responsive and get plans responded to within a week or two, but remember that the covenants provide up to 30 days for review. Please feel free to call me if you have any questions regarding architectural control or anything else.

Water Meters. As a reminder for those building, your builder must install a water flow meter. Please let me know when yours is installed so the Association can get a baseline reading. We will be reading them three times per year as required by the State.



Erosion Control. Little London replaced a lot of the erosion control straw bales this Fall, and we wish to keep them in place. If you see significant erosion occurring, please call Doug Barber at (719) 338-3053, so we can take care of it ASAP.

Dumping has been a problem in 2019, especially on Culloden Court. If you see someone dumping, please get their license number or say something to them. Sadly, we have encountered this sort of rude behavior in many new developments. It eventually stops when people move into the neighborhood, but until then we will continue to clean up (any help from owners in cleaning up any trash in our community is very much appreciated).

Annual Disclosure To Members. Technically, this law does not kick in until after the developer turns over the Association to the members, but we are getting in the habit early. 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 Association is rather simple and as

such we do not have all of the things referenced in that law. Here is what we do have:

- * The name of the Association is Highland Park 3 Association, Inc.
- * The name of the common interest community is Highland Park, Filing 3, El Paso County, CO.
- * The name of the association's designated agent is Doug Barber. There is no management company, as the Association is still operated by the Declarant/developer, Little London, LLC.
- * The contact information for the Association is 7075 Campus Drive, Suite 200, Colorado Springs, CO. 80920 (719) 598-3198 / fax 598-2337. Email: Info@HP3A.org.
- * The initial date of recording of the Declaration (covenants) is June 21, 2018 at Reception No. 218071516 of the records of El Paso County, CO.
- * The fiscal year is a calendar year.
- * There is no budget at this time (we do not have anything to spend the money on yet other than a small monthly website fee).
- * The regular assessments are \$200.00 per year. There are no special assessments at this time.
- * Association title company statement fees are \$100.00.
- * There has been no financial audit.
- * The Association has no insurance policies at this time.
- * 2019 Financial statements will be posted on the HP3A website shortly.
- * All Association governing documents and policies are available for download on the HP3A website at HP3A.org. If certified copies are needed, please contact Doug Barber (there is a charge for certified copies). We are currently adding Financial Documents, Minutes and Newsletters sections to the website, as well.

Sincerely,

A handwritten signature in black ink that reads "Douglas H. Barber". The signature is written in a cursive style with a large initial 'D' and 'B'.

Douglas H. Barber