



HIGHLAND PARK 3 Association, Inc.

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May 1, 2026

Happy Spring, HP3! Let's hope the little bit of rain we've received lately becomes a trend heading into summer. The image is a view of Highland Park 3 from the way-back machine (2011). The remains of the Black Forest Gliderport can be seen, looking south towards the Forestgate/Lochwinnoch traffic circle. Glider Loop, just south of us, serviced the gliderport. [Interesting history here](#) (below Alexander Airport). [Video here](#). I'm pretty sure that's Christopher Reeve/Superman photographed with the glider.

New News

- **2026 Dues:** With one exception, all dues are up to date across the neighborhood. Thank you for helping us complete this task. Dues are light here - about half of it is trash pickup.
- **New Board composition:** With the resignation of the previous HP3A President, the board appointed a new member at the April 16th Board of Directors meeting. Board roles: Tim Cerniglia (President), Ray Carrillo (VP), Dennis Maier (Secretary), Tony Hicks (Treasurer). Mr. Cerniglia's appointment is temporary until the Fall 2026 annual meeting per our bylaws.
- **Financial Status:** We're in good shape in HP3A with approximately \$47,000 in our accounts. This covers normal Association operations and monies needed for repairs (e.g., mailbox damage, trail repairs). As discussed at our April BOD meeting, the Board is evaluating ideas for using these funds to improve common areas and help homeowners mitigate future issues on Briargate Parkway.
- **Bylaws and covenants reminder:** Nonpayment of assessments, annual dues, and trash fees, including fines for violations, can result in an enforceable lien being placed against your property and will result in the loss of voting rights in the Association per our bylaws. Please respond to dues invoices and other assessments on time.

Heading into Summer

- **Lot Mowing:** Regular mowing is a covenant requirement. It reduces fire danger, controls noxious weeds, and helps with pest control. Expect 3-4 organized mowings in 2026 in June, July, August, and September (approximately), depending on the weather. Contract mowers only mow open fields. They do not trim borders or do any detailed work. Remember that you're required to mow all the way to the street and keep weeds and tall grass under control in the culvert.
- **Rodents:** If you haven't noticed the pocket gophers yet, you will. Consider contracting with a local pest control vendor. If you prefer a cheaper solution, the [Gopher Hawk](#) works well. We will never eliminate them 100%, but we can reduce their impact. They will kill your trees (they eat the roots) and damage your septic sand mound.
- **Weeds:** Avoid a citation from El Paso County and this summer by controlling weeds on your property. The County periodically conducts drive-by inspections of our neighborhood. The worst weeds we see are Canada thistle, common mullein, and knapweed (also known as tumbleweed). In rainy summers, we have cited homeowners because they had thistle and mullein grow 3-5 FEET tall on unlandscaped lots. A good 3-way herbicide with 2,4D Amine and dicamba works well if you have a tank sprayer. The best time to apply it is May. El Paso County accepts mechanical controls (mower, weed eater) as a solution.
- **Common-use Trail:** HP3 maintains the common-use trail on Lochwinnoch Lane. Remember, all HP trails are an easement passing across the homeowners' property. Due to trail abuse, we are installing a few helpful reminder signs. Expect more trail users as the new homes along Poco/Vollmer go up. It's hard to ask visitors to respect



private property when homeowners in our neighborhood won't. Set a proper example, please.

- Leash your dog ([it's the law](#)). Pick up the poop and throw it away at your home.
- [ATVs/OHVs are illegal](#) on local roads in Colorado and are prohibited from use on our trail.
- Report violations: info@hp3a.org (pictures help)
- Illegal vehicles: El Paso County Sheriff (719-390-5555).

- **Damage to private property:** Motorcycle and ATV users:

If you damage a homeowner's property, we will take whatever steps are necessary to recover the repair costs, including taking you to court. This picture shows the damage to a homeowner's lot caused by trespassing motorcyclists and ATV riders. If we have a dry summer, hot engines are also a major fire hazard in dry grass. That is trouble you do not want with the police and lawyers.



- **RVs:** RVs and campers are popular in our neighborhood and in nearby HP1 and HP2. HP3 covenants do not allow long-term camper/trailer/RV parking, and the Association will send you a citation with 30-days to cure. Judging by all the campers and RVs on Forrestgate Rd. this Spring, HP1 and HP2 appear to have changed their covenants. We will bring this up for discussion at a future BOD meeting to determine whether homeowners are willing to modify the covenants to allow limited RV parking.
- **ACC Highlights:** You can read more about the ACC process and the covenants that we all live by on the [HP3A website \(http://hp3a.org\)](http://hp3a.org). Look under "About Us" on the page. Most disputes arise because homeowners either do not read the covenants or try to find loopholes in the covenants. Approvals move faster when people do not try to find loopholes.
- **Pools, hot tubs, swim spas, etc.** In a recent member meeting, a concern was raised that "*the HOA does not allow pools.*" This is incorrect. *Your well permit and water augmentation plan (court order) prohibit the use of pools.*
 - Colorado DWR does not consider an outdoor water basin, be it a pool, hot tub, swim spa, or pond, to be residential use. Operating one on your property violates your well permit.
 - The court order requires HP3 to include covenants documenting the water augmentation plan and requires an HOA to enforce the plan. The HOA collects meter readings to report to DWR, which is the HOA's enforcement responsibility. The ACC enforces the water augmentation plan by disapproving of water uses that violate the court order. This includes excessive landscaping (>5,000 square feet) *and pools*.
 - If you decide to install one anyway, *you do so at your own risk*. We are allowed 0.56 acre feet per year (about 186,000 gallons). Staying within that should keep you off DWR's radar.
 - There are some properties in HP3 with outdoor pools (e.g., a swim spa). Do not make the mistake of assuming that the Association endorsed or approved these pools. Just because another homeowner is violating a well permit/court order doesn't mean the Board or ACC can start writing permission slips.
 - *Why are we telling you this?* Because if you have a pool, you need to know the risk. If you bust your water allocation and DWR moves to enforcement, they're not going to play word games with you over what constitutes "a pool". They're going to inform you that it is not considered residential use under the water augmentation plan and make you take it out. The augmentation plan (and well permit) give them the authority to cap your well if they think you're trying to evade your water limitations.
 - Lastly, the 0.56af limit applies to landscaping irrigation, too. If you over-irrigate, which happens to new owners and people with leaks in their drip systems, you might bust your allocation. DWR will give you time to fix it before they put you on a monitoring plan. As with a hot tub, they can cap your well if they think you're intentionally violating your water permit or are unable to control your use.
 - **Pro tip:** know where your well water meter is and how to read it. Track it monthly. Our 1-year reporting period runs from November 1st to October 31st each year. 0.56acre-feet is about 186,000 gallons per year.

Sincerely,
Highland Park 3 Association, Inc.