



HIGHLAND PARK 3 Association, Inc.

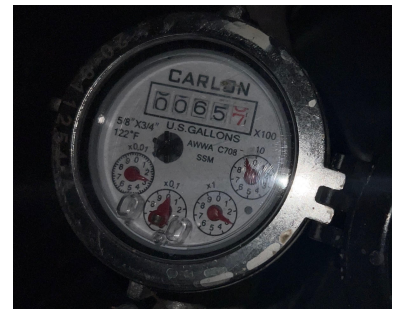
Email: Info@HP3A.org, Website: www.hp3a.org

September 30, 2026

Happy Fall, HP3! Let's hope the rain we've received lately becomes a trend for snow heading into Fall and Winter. 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](#). That's Christopher Reeve/Superman in one of the photos.

New News

- **New website:** [The web address is the same](#), but we have a new web host for HP3. All the same great info and documents with a new look. We'll fine-tune. Big thanks to Ray Carrillo, who orchestrated everything.
- **New Mowing Company:** Hanson Services, LLC (719-258-9300) is doing our mowing, and we'll have one more to close out the 2026 season. Please watch your emails for details. Hanson Services also does handyman work. Please consider their services and let us know what you think. Thank you, Tony Hicks, for organizing this all summer.
- **Meter readings:** October 31st is water meter reading day. Please watch your emails for communications from our organizer, Nancy Dyo. A clear photo of the meter is fine. Our augmentation plan allocates 0.56 acre-feet (182,000 gallons) per well per water year (1 Nov - 31 Oct). HP3A consolidates meter-reading reports for Colorado DWR. If you're out of town on 10/31, you can send it a few days early. Nancy does a terrific job; please help by sending readings on time.
- **Fall 2026 Annual Meeting:** This will be held in November or early December, depending on Board members' schedules. Expect communications in October announcing the meeting time and venue. Hard copies of required materials, budgets, and ballots will be mailed to the snail-mail address we have on file for you.
- **EPC Sheriff patrols:** Many people have noticed the increase in patrols along Lochwinnoch Ln. Homeowners should re-familiarize friends, family, and guests with signs they may only vaguely notice:



A complaint we've heard is that the deputies are ticketing HP3 residents for speeding and for rolling through stop signs. Our advice: stop speeding and rolling through stop signs. The deputies don't discriminate between people who live here and people cutting through. *Why would they?* Please watch the video of the idiot* going 100mph down Lochwinnoch.

Not everyone is unhappy to see the deputies in the neighborhood occasionally. We've noticed people slowing down long enough to check if there's a deputy, and illegal OHV use has largely vanished. Not perfect, but an improvement.

*If that idiot was you, or one of your kids, or one of their friends, 25+ mph over the limit is a Class 2 Misdemeanor in CO, punishable by 10-90 days in jail. Based on a Google Maps distance estimate, and the clock time, the driver hits ~100 mph before slamming the brakes as it passes Lot 133, and was already at hitting top speed at Culloden Ct where the video starts.

Heading into Fall

- **Lot and ditch mowing:** A final mowing is due by September 30th. Covenants require HP3 homeowners to mow all the way to the street and maintain easement, culvert, and drainage pipe areas. This photo shows how tall grass helps trash to collect. If you last mowed before Labor Day, we ask that you hit it one last time, since many weeds have sprung up after the recent rains.
- **Wildlife damage:** Even in winter, pocket gophers will go after your trees and shrubs (they eat the roots) and damage your septic mound. Fresh mounds have darker brown dirt. There are physical traps and local pest control companies that do a decent job. Also, the deer will feast on small plants and tender trees over the winter. We'll never be rid of the critters, but we recommend protecting high-value trees, shrubs, and leach fields.
- **Trash cans:** Please move these back inside your garage or shelter after trash pickup. The wind will take them for a ride. Tip: Bungee cords help keep trash from blowing around. The trash company doesn't mind, but asks that you not strap it down so tight that it snaps back and hits their crews.
- **Good neighbor notes:** Going into the holiday season, remember that your property rights end where your neighbors' begin. We have covenants regulating the use of lights on your property that shine onto other homes, but not specifically holiday lighting. There are some simple, neighborly things you can do:
 - Ask your neighbor if the lights are bothering them. Small changes on your part might reduce stress.
 - Use Wi-Fi-enabled "smart" bulbs/plugs/timers. We recommend shutting off holiday displays at midnight and automatically dimming security lights at bedtime. 50% brightness can be as effective as 100%.
 - Switch to neutral lighting after the holiday season, which runs from roughly Halloween to Chinese New Year.
 - Use steady lights (non-flashing). They still look great without looking like a casino to neighbors.
 - Point lights down towards structures like your house or driveway. Carriage/spot lights glare into other homes. It can help to view the lighting from outside your lot. If you see the glow, not the bulb, you should be good.
 - **Noise:** HP3 residents work shifts, weekends, and nights; have small children, etc. Whether it's a party, barking dogs, or someone revving their engine, tone it down. Both HP3 and El Paso County have nuisance noise rules.
 - **Dogs:** Last summer in HP3, a dog got loose and went onto someone else's lot. A fight broke out between pets and the police got involved. Thankfully, no dogs were put down. Leash, control, and supervise. Don't assume your invisible fence is 100% effective, and don't assume everybody loves dogs wandering around.



- **Common-use Trail:** The signs we put up helped. We heard about a dispute between a homeowner and a pedestrian who dropped one of those doggy poop bags on the trail and picked it up on her way back. *Dog owners, please don't do this.* There are jerks who forget on purpose. Homeowners shouldn't have to guess. Poco Rd. and Prairie Ridge neighbors will assume it's okay to use HP3 as a dog toilet. Carry the bag with you and throw it in *your* trash.
- **Suggested covenant changes.** We appreciate the input we received at our last BOD meeting. Draft wording on the next page incorporates feedback. Our next round of public comment will be during the 10/1/26 BOD meeting. You must have voting rights (no past-due bills to HP3A) to participate in voting at the Annual Member Meeting.

Sincerely,
Highland Park 3 Association, Inc.

Draft wording of covenant changes. Suggested new wording is the green text.

3B. ACCESSORY BUILDINGS (AS AMENDED IN 2022):

Accessory buildings shall be not less than 150 square feet, nor more than ~~4,000~~ 1,500 square feet in size. They shall have pitched roofs, be architecturally designed, and be of similar materials and colors to complement the main house. Maximum wall height to accommodate an RV is 16' and maximum roof height is 24'. All other types of accessory buildings will have a maximum ridge height of 18'. Accessory buildings shall normally be to the rear or side of the house. Accessory buildings may not be constructed on a lot prior to the house, but they may be constructed simultaneously. Architecturally designed means the structure is attached to a concrete foundation such as a concrete slab, has a pitched roof, and has exterior colors and materials which blend naturally with the exterior of the main house. No pole barns. ~~Accessory buildings that do not meet HP3A exterior requirements, such as but not limited to plastic/resin and metal/steel structures, are not permitted.~~ Plastic/resin accessory buildings are highly flammable and not permitted. State law does not allow the Association or ACC to prohibit the use of fire-hardened materials, which includes steel. The ACC retains the right to specify the placement of accessory buildings on the property and cosmetic details to maintain neighborhood aesthetics and prevent homeowners from blocking neighbors' views, provided that ACC changes comply with building codes. The ACC can require property owners to provide proof that they have obtained the required permits before construction begins and can issue stop-work orders.

Board note: At the last BOD meeting, the Board President was unaware of a request to increase the size of accessory buildings and to remove the restriction on fire-hardened materials to ensure the covenants comply with the CCIOA. The Board will allow additional time for member comment at our next public comment session on 10/1/26 to make up for this oversight.

The text in red needs to be deleted because it is unenforceable under the current CCIOA as of March 12, 2024, which says that HOAs cannot prohibit the use of "fire-hardened materials". We only need to vote on the parts in green.

RV parking garage heights are based on the heights of similar garages in the neighborhood that house full-size motorhomes. Both roof heights are intentionally set lower than the county's maximum building height code to use the home to conceal accessory buildings and reduce the impact on neighbors' views.

20. VEHICLE PARKING AND EQUIPMENT:

Except as provided hereinafter, no boat, tractor, commercial vehicle, van, mobile home, or other vehicle shall be stored or parked within the subdivision, except in a completely enclosed approved garage or accessory building. Three-car attached garages are required. Oversized or large detached garages are recommended to meet the expectations of high-end residential home buyers in Highland Park 3. The intent of this covenant is to prevent clutter, enhance natural appearance, and sustain high property values.

Owners may park a maximum of two passenger vehicles outside a garage. For purposes of this covenant, a passenger vehicle is defined as a registered, licensed, operating passenger car, or light pickup truck or van up to a one-ton rating, in reasonable condition, and which does not, in the sole opinion of the HP3A Board of Directors, attract undue attention by its appearance, whether due to body damage, or paint scheme.

Owners may park a maximum of one (1) camper OR one (1) towed utility trailer outside of an enclosed garage. A camper is either a towed camper or a motor-home style camper. Towed utility trailers are to be empty and may not be used to store boats, off-highway vehicles, junk, or other items. Homeowners will park their camper or trailer neatly behind or next to the garage to minimize visibility from the street and neighbors. Campers and RVs not in active use will be covered to protect them from the elements and to present a tidy, upscale appearance. To avoid lots becoming junk or storage yards, owners with both campers and trailers will select one (1) to park on site. All other similar vehicles will be stored outside the subdivision. Homeowners who exceed this limit of one (1) will be assessed a monthly fee equal to the cost of off-site storage, as determined by the Association, plus a 10% convenience fee until the vehicle(s) is(are) moved to a location outside the subdivision. **Option 2 for this covenant change will limit outside storage to the summer camping/landscaping season: May 1st to October 31st. The limit is still one (1), but**

outside of these dates, all campers and trailers will be stored inside the garage or at an offsite storage facility. Homeowners will face the same monthly assessment described above. Homeowners will have a choice between “no change”, “option 1” (year-round) and “option 2” (May-Oct) when voting.

The HP3A Board of Directors may establish reasonable rules and regulations relating to such outside parking, including guest and other temporary parking situations.

Homeowner feedback:

Is it 2 cars per garage door or per garage? If they have a 3-car garage, does that mean 6 cars? **Board response:** 2 per garage building. There haven't been any complaints about this, and the Board will draft a policy if it becomes an issue. Generally, though, it hasn't been a problem in HP3.

Can we make this seasonal, like during the summer camping season? **Board response:** we'll create 2 options for members to vote on. One with summer dates of 1 May - 31 Oct and the other without any date limitation (i.e. year-round). Members can vote on the one they prefer; a simple majority is required to pass. We noticed that HP1/2 are allowing it year-round, so limiting the dates might lead to enforcement issues.

Board note: This proposed covenant change came from four different households. The wording above is an attempt to meet everyone's needs, and we appreciate everyone taking time to suggest specific wording.

22. ANIMALS:

A. Permitted animals: Except as defined below, no animals or livestock (pigs, goats, sheep, poultry, ostriches, rabbits, horses, cattle, llamas or exotic animals) of any kind shall be housed or kept on any Lot or property either temporarily or permanently, except that commonly accepted domestic pets may be kept provided that they are not kept, bred or maintained for any commercial purposes. No more than four domestic pets may be kept or housed on any Lot.

Exception: Homeowners may submit requests to the Architectural Control Committee (ACC) for residential chicken coops. This is limited to a maximum of four (4) chickens, no roosters, and no commercial sale of eggs (personal use by residents only). Proposed chicken coops must meet accessory building requirements, and must be placed in a location that is not visible from the residence's main road. Chickens must be confined to the backyard with approved fencing, and homeowners will maintain the coop so that it does not cause noise, odor, or predator issues for neighbors. Supplies are to be stored inside (e.g., garage). Homeowners will submit plans to the ACC and receive written authorization in advance. Raising chickens counts against the total number of pets allowed on the lot, which is four (4) pets per lot.

Homeowner feedback:

We have bears, coyotes, raccoons, and bobcats in our neighborhood. Is this going to invite predators into the community? (concern about pets and general safety) The homeowner also expressed concern about "nuisance" noise/smells. **Board response:** That is certainly something members will need to consider when voting on this. We included language requiring the coops to be fully enclosed and located near the house so they would not pose a smell/noise problem for neighbors.

Board note: The original homeowner's request was for 5 chickens, not 4. The Board modified the request to limit it to 4, keeping the number consistent with the number of pets we allow per lot (4), and to count the chickens as pets.

23. WATER AUGMENTATION PLAN

- I. Swimming Pools: Swimming pools (indoor or outdoor) are not considered by the Colorado Division of Water Resources to be a normal household use of well water, defined as cooking, sanitation, and limited irrigation, and shall not be approved or constructed in HP3. Ponds are also not permitted under the augmentation plan. Homeowners who install pools, hot tubs, swim spas, fountains, water features, or other pools or ponds may be violating their well permit and do so at their own risk. Members with unauthorized pools who buy water from outside the subdivision to fill or refill their pools are cautioned to closely monitor their annual water usage to avoid appearing to violate their well permit. The Association will act to defend the water rights of HP3 homeowners should the operation of unauthorized pools put the community's water rights under the current augmentation plan at risk. This is because the water augmentation plan is for HP3 in its entirety, divided into 39 pieces (homeowner lots). Actions by one homeowner affect the community as a whole.

Homeowner feedback:

We should probably put a statement in this section that the water augmentation plan affects the community as a whole. When we report to DWR, we're reporting individual lots in HP3 and the HP3 totals. In other words, everyone else can be in compliance, but if a few homeowners go over, the entire HP3A could be affected negatively.

Board response: good point, we'll include that as an edit.

Can we include fountains and other water features in the list of pool types? **Board response:** yes, we will add this.

Board note: This request originated from the Board in response to the unauthorized installation of pools in HP3. The Board does not want to get into the business of policing pools. The revision makes it clear that homeowners pursue these water features at their own risk and need to monitor and document their water use carefully. Although the probability is low, DWR can put violators on monitoring plans and even cap wells for flagrant violations. HP3A does not want a water judge to come in later and accuse us of violating the court order, and reduce everyone's water rights...which is why we will act (i.e., legal action) if a pool puts our water rights at risk.

Additional proposed covenant changes:

A homeowner requested that we remove instances of the word "should" from the covenants. This is because "should" does not mean "will" or "shall". "Should" is a recommendation and not a requirement.

Board response: The word "should" appears 19 times across the covenants. It is impractical to remove it without a wholesale rewrite of the document, which would be time-consuming. We're just not sure how to do this document-wide without rewriting the whole thing in a short period of time. The board will investigate a covenant rewrite for 2027 to modernize the document and reduce its vagueness.

If anyone would like to volunteer to take this rewrite on as a project, email bod@hp3a.org. Expect a lot of typing and careful editing.

Noise ordinance / Quiet Hours - During the feedback session, we discussed whether to add "quiet hours," such as 10pm - 8am, 7 days per week. The board is not opposed to bringing this to members for a vote. The issue stems from late-night parties by homeowners that kept several neighbors up. It's unclear how it would be enforced and may need to be a policy rather than a covenant change.

Christmas Lights schedule (e.g. 1 Nov - 28 Feb) - During the board meeting, we discussed how some HP3 homeowners display holiday lights and flashing light displays year-round. Depending on where you sit, this is either a [nuisance](#) or a [delight](#). The discussion focused on establishing new covenant requirements for holiday lighting. The board president reminded everyone that previous attempts to add lighting restrictions to the covenants were rejected by members. Sometimes it's just a matter of raising awareness. The Board President noted the need to increase homeowner education about lighting (see this newsletter for details).