

Highland Meadows Association, Inc.  
P.O. Box 915  
Florissant, CO 80816  
**ANNUAL HOMEOWNERS ASSOCIATION MEETING**  
Saturday, August 24, 2019, 11:00am – 1 pm  
Florissant Public Library  
334 Circle Drive, Florissant, CO 80816 (719-748-3939)

It's that time of year again! Time to come and enjoy meeting old and new friends and discussing some important neighborhood business. The Association will provide lunch, drinks and dessert courtesy of **Rusty's Smokin' BBQ**. Please let us know if you have anything in particular that you would like to address at this meeting in the space provided on page 2.

The **Florissant Public Library** will be the facility for our meeting again this year, just three blocks south east of the intersection of Highway 24 and Teller 1. A map is attached.

Once again, we are asking everyone to pay their annual dues **before the meeting** since the membership books need to be audited before the day of the meeting to ensure we have an accurate report. Dues this year are the same as the last few years: **\$40.00 for improved and \$20.00 for un-improved properties**. Speaking of dues, make sure you read **John Genduso's IMPORTANT LETTER FROM THE ASSOCIATION TREASURER** below,

Please return your dues and the attached RSVP form (page 2 of this letter) **no later than August 15<sup>th</sup>** to **Highland Meadows Association, P.O. Box 915, Florissant, Colorado 80816**; contact **John Genduso** (Treasurer) with questions regarding dues owed (719) 627-1471 and **Debbie Webb** (Secretary) regarding the meeting (719) 208-7548 - E-mail: [debweb45@gmail.com](mailto:debweb45@gmail.com).

As always, you may send suggestions; comments or other feedback to the Association, or you may call any Board member. Your participation in Association matters is important; please continue to help us preserve your property values, safety, peace of mind and the integrity of our community.

To help plan a successful meeting and luncheon **please RSVP** so that we do not buy excess food and drinks. You will find an attendance and dues form and map to the Library below. Please make sure you include any updated contact information if necessary or any comments you wish to make.

Our **4th ANNUAL YARD SALE AND COMMUNITY GATHERING** is scheduled for Saturday, July 6, 2019, starting at 8:00am at the entrance to Highland Meadows on **John O'Leary's** property opposite the mailboxes. Last year's event was cancelled due to the High Chateau fire. This is the perfect opportunity to sell those items that have been sitting in your garage or closet for too long! So bring your unwanted "stuff" and join us for a day of fun. If you don't have anything to sell, stop by and buy something instead! Of course, it's also a wonderful opportunity to meet some of your neighbors. Once again, the HOA will provide free hot dogs, hamburgers and cold drinks courtesy of **Rusty Webb** and **Rusty's Smokin' BBQ**.

Also, please read the **IMPORTANT LETTER FROM THE ASSOCIATION PRESIDENT** below, which will bring you up to date on the serious issues your Board of Directors have been dealing with for the past 6 months and the actions the board has taken (or plans to take) to help resolve them.

Yours truly,

***Debbie***

Debbie Webb  
Association Secretary

Current Board members:

Architectural Committee members:

President: Barrie Schwartz 719-689-2217  
Vice President: Eric Bartlett 719-689-2390  
Secretary: Debbie Webb 719-208-7548  
Treasurer: John Genduso 719-627-1471

Chris Christensen 719-306-0695  
Teri Genduso  
Rick Hughes

**DUES**

***\$40.00 for improved and \$20.00 for un-improved properties***

Payment of \$\_\_\_\_\_ enclosed for 2018 dues property of

(Name)\_\_\_\_\_ located at (street address):

\_\_\_\_\_ Lot # \_\_\_\_\_ Filing # \_\_\_\_\_

Best method to contact me: \_\_\_\_\_

**Items that I would like to see addressed at the Annual meeting:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

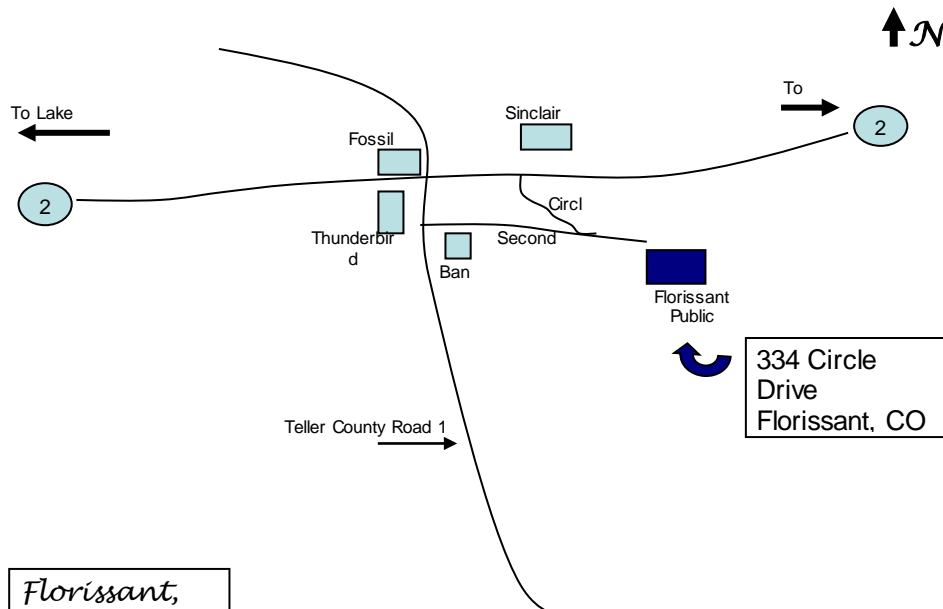
**RSVP TO 2019 ANNUAL MEETING**

Name \_\_\_\_\_

Attending? YES \_\_\_ NO \_\_\_ Number attending luncheon and meeting \_\_\_\_\_

Please mail this page to:

Highland Meadows Homeowners Association  
P O Box 915  
Florissant, CO 80816



**Highland Meadows Homeowners Association**  
**Letter from the Treasurer**

Good Day Neighbor,

My name is John Genduso and I am your newly elected Treasurer. I am writing you to ask for your help in preserving our beautiful neighborhood. I am proud to be a member of the board, and to serve you, the property owners of Highland Meadows.

Over the past few years we have noticed a significant decrease in participation and dues collected. This makes it extremely difficult to have community events, like a neighborhood get together, slash removal event, yard sale, meetings, and to enforce our covenants which protects your property values. We also donate to local organizations, such as Four Mile Fire Dept. This past year we donated \$1,000 to them for their hard work in protecting our property during the High Chateau Fire, as well as a generous donation to our fellow neighbor who lost her home to the fire.

As stated in our covenants; the goal of our HOA, is to make Highland Meadows an attractive and desirable residential community and to protect and enhance the value of each property. I believe in this goal, and will do everything I can to help support the HOA.

Our membership dues are mandatory by law, as stated in the by-laws: article V section 1. There seems to have been some confusion over the years as to how much you are supposed to be paying. Membership dues for members who own improved property are \$40 per improved lot. Improvement in real property shall include real property upon which a closed-in building has been erected on or before the first day of January of each year. Membership dues for members who own unimproved properties are \$20 per unimproved lot. Unless your property lines have been vacated with Teller County, you are required to pay \$40 for an improved lot and \$20 for each additional unimproved lot you own. If you need help calculating what you owe, please feel free to contact me anytime.

For example: If you own 3 lots and your house is on 1 lot, you owe \$80 total per year; \$40 for the house and \$40 for the 2 vacant lots (\$20 each). If we can increase our participation, we can use the funds to benefit the neighborhood in so many ways. With your help we can keep Highland Meadows a beautiful and peaceful community.

For those of you, who may be behind on dues or may have miscalculated what you are supposed to pay, please remit your dues as soon as possible. If you are unsure if you have missed any payments, please feel free to contact me.

We hope to see you at this year's HOA meeting on August 24<sup>th</sup> at the Florissant Library, and around the neighborhood. For the latest news on Highland Meadows please check us out on Facebook, just search for: Highland Meadows Florissant, Colorado. Or our website, at [www.highlandmeadows.co](http://www.highlandmeadows.co) (Note: it is .co not .com) We will be having our annual neighborhood yard sale this summer on July 6<sup>th</sup> on the corner of Teller 1 and Highland Meadows. We will update Facebook and the website as soon as time permits.

Sincerely,

John Genduso  
Highland Meadows HOA Treasurer  
[genduso4195@gmail.com](mailto:genduso4195@gmail.com)

**Highland Meadows Homeowners Association**  
**Letter from the President**

Dear Neighbors,

The past six months have been rather difficult ones for your Board of Directors and the Architectural Review Committee (ARC), which has been expanded (as required by our By-laws) to now include three full-time members, Chris Christensen, Teri Genduso and Rick Hughes.

Early this year we encountered a problem with a property owner that, after multiple attempts, could not be resolved amicably. Sadly, that forced us to retain council to insure we were operating on solid legal grounds. Fortunately, we had a Legal Defense Fund earmarked in our budget and, for the first time in at least 13 years, we actually needed to use it. The issue is still ongoing and we will have a further update for you at our Annual Meeting on August 24<sup>th</sup>.

We have also been having an issue with camping trailers on certain properties, again in what we believed to be a violation of our Covenants and Teller County's camping regulations for residential sub-divisions. The experience of the High Chateau fire last year, which itself was started by campers, has made us much more aware (and concerned) about regulating camping and campfires in our community and keeping our homes safe. We have been in direct contact with the owners in question and, in most cases, have worked with them to reach equitable compromises to resolve the issues, although a few still remain. We are hopeful that no legal action will be necessary. Again, I will update you on this at the Annual Meeting.

Most importantly, during this process, as we studied our Covenants, we found that in some areas they are rather unclear and ambiguous. In fact, the last time there was any update to them was a very minor change in 1994 and a re-filing in 2005! In essence, the Covenants are quite dated and need to be revised, so we are starting the review process and will update you on our progress at the meeting. Every homeowner will be given the opportunity to review any proposed changes and furnish their own input before voting on the revisions in a future written ballot.

Finally, I add my voice to John Genduso's appeal regarding payment of dues and remind you that the legal expenses we have recently incurred have drawn down our Legal Defense Fund. In an effort to resolve the problem, the Board has proposed that we earmark 20% of all dues paid from now on to help replenish that fund and this will be discussed and brought to a vote at the upcoming Annual Meeting. We hope you will do your part, since the Board and Committee work for you on a voluntary basis around our other obligations, and we need to know that you support our efforts. This year has not been fun for the Board and the ARC, but the fact that we all worked together as a team made it possible for us to deal with the issues effectively. I hope to see some of you at the meeting!

Warmest regards,

Barrie Schwartz  
HOA President