

August 26, 2023

Dear Neighbors,

After serving as your HOA President for eight years, this will be my last letter to you in that capacity, since my term will expire at the end of this year's Annual Meeting when the new officers take their recently elected positions. I would first like to take this opportunity to thank all the Board Members, past and present, for volunteering their valuable time and talents to serve the interests of our community over the years. As elected officers, our primary responsibilities have always been your interests and I know that the new officers take that very seriously. You talk. They will listen.

To start with, if anyone sent me an e-mail from a G-mail account in the last 3 months, the G-mail server has been blocking and bouncing all of my replies. It is a technical issue with our hosting company so I am moving my domain and e-mail account to a new server in the next few weeks and that will alleviate the problem. My apologies for anyone who tried to contact me and didn't receive a reply. You were not being ignored.

My next concern is the issue of short term rentals, which will be discussed in detail at our Annual Meeting. However, a few things need to be clarified. The new covenants that were voted on last year did not take effect until they were filed with Teller County. That did not occur until 11/09/2022. They were posted on the website the same day. That is the first day they became official and enforceable. In the interim, no one was "grandfathered" since there is no mechanism for that in the covenants. The Board just chose to give everyone time to adapt to the new rules but made it clear in our mailings that we would ultimately begin to enforce the covenants. However, that was not just a Board decision. That was based on the 67% of all Highland Meadows property owners that voted to have no short term rentals in our sub-division. The Board's responsibility is to accept and enforce the wishes of the owners and they made their wishes very clear in last year's voting.

In considering this issue, perhaps those operating as short term rentals could adapt to the covenants which allow longer term one year rentals. This would eliminate the need for short term rental insurance, management company fees and having to share profits with a third party and still allow a steady revenue stream from the property. It would also resolve traffic and trespassing issues and would make that resident more a part of our community. That is very important to those of us who live here.

Of course, I cannot speak for the incoming Board Members, so how they proceed will be up to them. I have discussed this with the current Board and we all agree that the Board is obligated to respect and, if necessary, enforce our owners' wishes.

Let me end by thanking all of you for your support and participation over the years. It has been my pleasure to represent your interests and contribute something positive to our little community.

Most sincerely and with warmest regards,

Barrie Schwartz
HOA (Past) President