

Highland Meadows Homeowners Association

P.O. Box 915, Florissant, CO 80816

July 17, 2024

Dear Homeowners,

It's that time again for the Annual Homeowners Association Meeting. The meeting is scheduled for August 17, 2024, 11:00 am -1:00 pm at the Florissant Library meeting room. The Association will provide a picnic style lunch, which includes BBQ sandwich, chips, drink, and a dessert. The library is located at 334 Circle Drive Florissant, CO 80816 three blocks from Highway 24 and Teller 1. Please RSVP on the return form provided.

Prior to May 2024 Assessments (Dues) for Highland Meadows HOA were voluntary. Costs associated with postage and legal review have increased substantially and the new Covenants filed with Teller County, May 2024, stipulate that the payment of Assessments (Dues) are now mandatory. Our dues are very modest, only \$20.00 for an unimproved lot and \$40.00 for an improved lot annually. Assessments are used for HOA postage, signage, legal reviews of Covenants, Bylaws, donations to local organizations within Teller County, for example, 4 Mile Fire, Florissant Library, Woodland Park Food Bank, and donations to support residents who experience difficulties such as the fire that occurred in 2018. We may now have to pay additional fees for road maintenance, which will be discussed at our next HOA Members Meeting, August 17, 2024. The Board of Directors positions are all voluntary and do receive any salary or compensation for their services. Board of Directors rely on your support to protect our neighborhood, preserve our property values and keep Highland Meadows the wonderful place that it is.

You will find an Invoice attached to this letter indicating your Assessment (Dues) amount. Some HOA Members have not paid Assessments in a long time, it is appreciated, that those of you who have not been current with your Assessment payments please support the HOA and submit your payment. Mail to: Highland Meadows Homeowners Association P.O. Box 915, Florissant, CO 80816.

Extracted from our HOA current Covenants: Amount. Membership Assessments (dues) shall be set by the Board of Directors and are mandatory by law. Membership Assessments (dues) for Members who own unimproved property within the Highland Meadows Subdivision shall be one-half (1/2) the rate for Members who own improved property. The amount of annual Assessments (dues) and the due date for payment of dues may be amended at any time at the discretion of the Board of Directors. Only those members whose Assessments (dues) are paid in full, and current shall be deemed to be in good standing and entitled to vote on HOA related issues. Our HOA updated Covenants can be viewed at: <https://www.highlandmeadows.co/>.

As many of you know, who attended the meeting last year, there is a new board of Directors.

President: Russell Webb

Vice President: Shelia Hughes

Treasurer: Rick Hughes

Secretary: Debra Webb

Board Member at Large: Jeff Gibson

The Board of Directors held their first meeting August 27, 2023, to discuss Short-Term rentals and enforcements of the covenants. A letter to vote for the new Covenants was sent out to those homeowners that were current in their Assessment (Dues) payments and were eligible to vote. The majority of the votes 89.5% came back and voted NO SHORT-TERM RENTALS ALLOWED in our Highland Meadows HOA and approved the new enforcement which you can find on the website: <https://www.highlandmeadows.co/>. The new covenants were filed in Teller County by Debbie Webb on May 21, 2024, and took effective on that day of filing.

We would like to remind any HOA Members of this change and request that anyone who may be using or considering using their property as a Short-Term rental cease doing so. We ask that everyone respect the wishes of the large majority of the homeowners who made their voices heard with their vote.

Also discussed was the need to repair the Highland Meadows Sign in front of our subdivision. This sign was repaired by Rusty Webb and Jeff Gibson so a big Thank You to both of them for doing this. Additionally, the Board added two new signs which indicate that Highland Meadows is a Covenanted Community and that No Short-term Rentals are allowed within our HOA.

The board sadly regrets the passing of the former President Barry Schwartz. We all send out our sympathy to his family.

Finally, I'd like to remind everyone who does not live in the neighborhood to keep your contact information current, we get several undeliverable letters returned on every mailing. You can update your contact information provided in the Assessment Invoice, attached to this letter.

We hope to see each of you at the Annual meeting and thank you for your participation and support.

Warmest Regards

Russell Webb
President
Highland Meadows HOA

RSVP TO 2024 ANNUAL MEETING

Florissant Public Library
Saturday, August 17, 2024
11:00 am – 1:00 pm

Name: _____

Attending? YES ____ NO ____ Number attending luncheon and meeting _____

Best method to contact me: _____

Items that you would like to see addressed at the meeting: _____

Please mail this page to:

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

