

November 11, 2016

Dear Neighbors,

We hope all of you had a great summer!

There are many new people in the neighborhood and we would like to say welcome! We are happy you joined us!

This letter contains the budget for next year and our current expenditures. I would also like to take the opportunity to explain some items we are working on and will be addressing. You will notice on the proposed budget we do not have utilities listed. The sprinkler system that uses the utilities for the front entrance needs work and until we get it fixed we aren't going to be using water or electric. We have saved money the last two years to cut down/trim the dead trees in the common areas and park and finally this summer had the funds to start that process. We are currently waiting for the hired contractors to fix the front sign, cut a ditch in the park for water drainage, fire mitigation in two of the open areas behind houses, repair of fencing and replacement of gate in the RV storage area along with adding barbed wire on top of the fencing. These projects are contracted and we are waiting for them to begin. This summer we found contractors who are willing to work with us on a regular basis and they did a great job keeping up with the mowing. Hopefully we will have them next summer as well.

Some informational items for new homeowners:

A minus (-) sign in front of your balance on the quarterly statement means you have a CREDIT.

We have our annual meeting and election in July. In June you will receive information in the mail.

Statements for assessments are sent out every quarter in the amount of \$30.00.

The HOA is not responsible for maintaining your yard, house, fence or sprinkler system.

Our website is www.highmeadows.info We are currently getting it updated.

The last several years we had Board Members come and go. This inconsistency is a hardship in trying to run an HOA effectively. The HOA Board is ALL VOLUNTEER, including the Treasurer. They receive NO compensation for their time and energy. They can quit or leave whenever they want. An added issue is that they work full time jobs and spend nights and weekends helping us. I would like to take this opportunity to thank all of you who in the past, and currently, contribute to help us. You have kept us going and we owe you so much!

So...what about the future? Here is what I can tell you now. This year in July we will begin our annual meetings on a regular basis EVERY YEAR. We are working this winter with the Attorney to update our Covenants, Rules and Regulations to become compliant with updated Colorado law concerning late assessments, landscaping violations, RV storage area and common area use among others. We are looking to the State of Colorado for guidance on addressing marijuana law specific to homeowner associations. The asphalt at the front entrance will need to be repaired. Our website will be updated with added content. We continue to work with the banks on foreclosures, bankruptcies and abandoned properties which I am happy to say are at an all-time low in our subdivision. Some ideas that have been given to us are a Neighborhood Watch Program, joining the Florence Chamber, attending local Realtor Association meetings and being more visible at our local city council meetings. All of this is a big job that takes time and money...anyone want to help?

With the world we are living in, neighborhood safety is becoming more important every day. We have recently had people trespassing in our association by staying, sleeping, parking, loitering and playing in our common areas. The local Police and Sheriff have been very helpful and supportive in resolving these situations. If you see ANYONE whose presence in our neighborhood you question, PLEASE call the police. They want to help us. FYI...High Meadows Homeowner's Association owns all common areas which surround and are contained within the Association. IT IS PRIVATE PROPERTY AND WE WILL EXERCISE OUR RIGHTS UNDER THE LAW. This is a huge reason to be part of an HOA. We have an additional layer of control over the surrounding and internal property.

Finally, I would ask your help in recognizing and honoring our local first responders, correctional officers, Sheriff, Police, firefighters and Veterans. Thank you for keeping us safe every day!

Please look for more communication this winter as we move forward on projects and issues.

Thank you for your time,

Cindy Sturch, Treasurer