

*Can I paint my house any color of the rainbow?*



No, there is a clause in the covenants about an Architectural Committee and since we do not have volunteers for that committee at this current time, the executive officers and Board make those decision. Colors that are considered neutral are usually okay. It is best if you show your paint sample to someone on the board.

*I just moved in and don't have time to read the whole covenants right now, what should I pay close attention to?*

Section 8 and the Policies and Rules document.

*The neighbors dog won't stop barking. What should I do?*

First, please visit with your neighbor. Often times homeowners are unaware of how their pets behave when they are not around. If a friendly approach does not help, please refer to the Florence City Municipal Code. The non emergency police phone number is: 719-784-3411.



*What happens if I decide to stop paying my dues?*



The Association will be forced to place a lien on your home for the amount of past due association fees. Non-payment means you are not in good

standing with the Association and restricts what you have access to. Please see the Policies and Rules section (website) Exhibit A, section 8.

*My neighbor's front yard is atrocious!*

Any personal property is the responsibility of individual homeowners. All our lots are owned. According to the City of Florence Municipal code, any homeowner can reach out to the city anonymously (784-4848) to report any yard out of compliance. The code regarding nefarious weeds begins with section 8.36.020. Since High Meadows is within city limits, we are required to follow city code. If the city has to come and mow they will place a lien on the property. Also please see Policies and Rules Exhibit K-Landscape Rule.

*I keep getting mail for other High Meadows residences.*

All our roads begin with HIGH MEADOWS and frequently we get other's mail. You can bring it to the right address, bring it to the post office so they are aware (suggested) or simply put it in the 'mail-out' slot in the first mail cubical. The number for our local USPS is: 719-784-3818



# Welcome

to the

# High Meadows Subdivision

## Florence, Colorado



We are happy you are here!

## Current Board of Directors:

Lisa Bryan/President & Treasurer 719-429-2558

Benjamin Mitchell/VP 707-292-2959

Candie Day/Secretary 719-431-0893

## Members at Large:

Georgie DeBerry  
Lois Petersen-Kelley



Find us on Facebook

## High Meadows Community Bulletin

The Community Facebook page is for residents of High Meadows. Community information will be posted there.



Email us at:

[highmeadowsinfo@gmail.com](mailto:highmeadowsinfo@gmail.com)

Website: [highmeadows.info](http://highmeadows.info) 

## FAQ's

*Does High Meadows have an Home Owners Association?*



Yes, it does. The Bylaws and Covenants can be found online at [highmeadows.info](http://highmeadows.info)

*Does High Meadows have Association Fees?*



Yes, \$25 per month, \$75 per quarter; billed January 1, April 1, July 1 and October 1 each year. Bills are sent out around the 20th on billing months.

*I have misplaced my bill, where do I send my dues?*

High Meadows HOA  
c/o Absolute Accounting  
831 Royal Gorge BLVD. Suite 418  
Canon City, CO 81212

*Where do I send other High Meadows correspondence?*

High Meadows HOA  
100 High Meadows Drive  
Florence, CO 81226

*Where do I store my boat, camper, or other recreation vehicle?*



There is a storage unit for your boat, camper or other recreation vehicle. To utilize that storage unit, you must contact Lisa Bryan at 719-429-2558 and fill out a registration card.

*How many items can I store in the RV storage unit?*

Currently there is no limit, but if it gets too full, we will have to place limits on the number of items each household can store.

*Can I park my RV vehicle in the street or in my driveway?*

No, See Covenant 8.9.4 (It can be kept at your home for four (4) days for expedient loading and unloading only.)

*Is High Meadows Subdivision within the city limits of Florence?*

Yes, it is. This means we must follow the Florence City Municipal code. [https://library.municode.com/co/florence/codes/code\\_of\\_ordinances](https://library.municode.com/co/florence/codes/code_of_ordinances)

*Can I have live poultry or livestock in my backyard?*

No, our covenants prohibit poultry and livestock.

*According to the City of Florence Municipal Code, I can have poultry.*

While the Florence City code states homeowners can have poultry or livestock our covenants do not allow for it. We are required to follow the city code but can be more strict than that of the rest of the city. If you have a question regarding city code vs. the covenant restriction please reach out to a High Meadows Association Board of Director.