

## Current Board of

<b>Lisa Bryan ~ President &amp; Treasurer</b>	<b>719-429-2558</b>
<b>Benjamin Mitchell ~ Vice President</b>	<b>707-292-2959</b>
<b>Candie Day ~ Secretary</b>	<b>719-431-0893</b>

## 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**



**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 form.

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

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 form.

### *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, unless you contact the VP, Benjamin Mitchell for the variance packet.

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

While the Florence City Code permits homeowners to keep poultry or livestock, the High Meadows covenants prohibit them. Although we must comply with city regulations, our community standards may impose stricter rules. If you have any questions about the differences between city code and our covenant restrictions, please contact a member of the High Meadows Association Board of Directors.

### ***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 present your paint sample to 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, Procedures, Rules & Regulations 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?***



If past due association fees remain unpaid, the Association will be required to place a lien on your property and engage legal counsel to pursue further action. Non-payment also results in a loss of good standing with the Association, which may limit your access to certain community benefits. Please refer to Exhibit A, Section 8 of the Policies and Rules section on our website.

### ***My neighbor's front yard is atrocious!***

All personal property is the responsibility of individual homeowners, as all lots within High Meadows are privately owned. According to the City of Florence Municipal Code, any homeowner may report a yard that is out of compliance anonymously by calling 784-4848. Regulations regarding noxious weeds can be found starting in Section 8.36.020 of the city code. As High Meadows is located within city limits, we are required to adhere to these standards. Please be aware that if the city must intervene to mow a non-compliant yard, a lien may be placed on the property. For additional information, please refer to the 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.

### ***Can I ride motorized vehicles on the community walking trails?***

No, we do not allow any motorized vehicles on the walking trails or in the Common Areas.

# Welcome to the High Meadows Subdivision Florence, Colorado



We are happy you are here!