



# HIGHLAND PARK 3 Association, Inc.

7075 Campus Drive, Suite 200  
Colorado Springs, CO. 80920  
(719) 598-3198/fax 598-2337  
Email: [Info@HP3A.org](mailto:Info@HP3A.org)

June 27, 2021

Things are clicking along in Highland Park 3 with houses popping up and people moving in. The green fields throughout our community are a welcome change from last summer's dry spell. We hope that everyone will make the effort to get to know our neighbors and build a sense of community.

## New News

- While many parts of the state west and north remain well below normal, our little slice of heaven has received beneficial snow and rain consistently since January. With this comes two very important things:
  - **Mowing:** Mowing your lot a few times during the summer has several important benefits: wildfire control, pest prevention, noxious weed control. Be a good neighbor and help us keep the wildfire danger under control because all these fuels will eventually dry. Grass fires in our area are often triggered by hot mower engines igniting tall, dry brush. Homeowners are responsible for mowing the easements/drainages along their property. My dog recently flushed a massive jackrabbit – as big as a medium sized dog – from the tall brush in a neighbor's lot. Big rodents hiding in tall grass attract predators.
  - **Noxious Weed Control:** If you've walked your property lately, you've likely seen varieties of knapweed, thistle and mullein to name a few. They're especially noticeable now as they start to flower. If you get a Nasty-Gram from El Paso County stating that they've spotted noxious weeds on your lot, and that you're required to mitigate it, that's not HP3A HOA contacting you. The letter El Paso County sends requires you to fix the problem and then notify the County as to what you did.
    - **The good news?** Mowing works pretty well to control weed growth. You can also treat them with various types of herbicides...but doing that across 2.5 acres can be challenging.
    - If you're interested in learning more, [here is a document from El Paso County](#) describing noxious weeds common to our neighborhood and control methods.
  - Owners are required to mow their lots prior to September 30<sup>th</sup> per the covenants. If not, the HOA will have the property mowed, and bill the homeowner for the cost of the mowing plus a \$100 management fee.
  - Need a mowing company? Here is a list Doug Barber used to send out. I cannot say for sure if all these places are still in business, or their current rates. But, if you're not local and just want it taken care of, this might help you get started:
    - Fields of Green 551-1114 (est. \$275 per lot)
    - Big Green Mowing Machine Aaron (719) 641-2617 (est. \$125 per lot)
    - J&S Mowing (719) 338-3443 (est. \$)
    - CJ (719) 351-4290 (est. \$160 per lot)
    - Turf Surgeons Landscaping (719) 440-4887 (est. \$100 per lot)
    - TCAM [Teague Sawyer] (720) 938-2216 (est. \$40/acre)
- The HP3 Board of Directors is actively investigating a merger with the other Highland Park HOA. Our neighbors merged HP1 and HP2 several years ago. HP3A BOD members have been attending HP HOA meetings since early 2021 to evaluate the opportunity and build relationships. There are many benefits to a merger such as to:
  - Simplify and streamline operations – adding 39 properties to an HOA next door

- managing 200+ properties makes sense.
  - Modernize and update community management – the HP covenants are due for revision next year, giving HP3 an opportunity to influence and benefit from modernized community rules and architectural standards.
  - Increase purchasing power (e.g. trash collection) and opportunities for community re-investment – economy of scale.
  - Foster strategic planning for Research/Briargate improvements and continued expansion of the city into our community – presenting a unified front matters.
  - Enhance overall quality of life within HP community – community improvements being looked at for HP benefit HP3A as well.
- Highland Park HOA is in a 6-month trial phase with Warren Management Company to provide HOA management services to the community. As their community has grown and aged, managing the details of the HOA has become challenging. The Board will retain leadership control of the HOA, but the management company picks up the day-to-day operations like meter readings, dues payment collection, and compliance notifications.
  - The HP3A BOD is evaluating how this trial period plays out. If HP decides to renew their contract with Warren Management at the end of the trial period, we will most likely recommend to HP3A owners that we proceed with the merger, unify the HOAs, and bring HP3A under the management umbrella of Warren Management. If the trial period with Warren Management is unsuccessful, we will most likely not merge the HOAs next year.
  - HP3A owners with concerns about the proposed merger are invited to attend our next Board of Directors meeting which is on **9/21/2021 at 6pm** which will have an opportunity for members to comment on the proposed merger. Further details as to meeting location will be provided as we get closer. We expect the main impact of a merger to be an increase in annual dues to *approximately* \$350/yr (from \$200/yr) as we cover our share of the management company fees. The HP3 BOD is considering covering some of the first year fee increase out of our reserve funds to give owners an opportunity to adjust to the change.
  - Thinking optimistically, we would go to members for a vote in early January 2022 in order to start the new fiscal year with a consolidated organization. The HP3A BOD views the merger and the hiring of a management company to be a net positive for HP3A members through saved time and effort, simplified management, and that the HP3A neighborhood benefits from proposed HP community improvements.

#### **Old(ish) News – but still good to know**

- **2021 Member Dues:** Congratulations HP3A for rocking out all of the dues payments for 2021.
- **Water Meters:** Water meter reporting happens three times each year: February 28/29<sup>th</sup>, **October 31<sup>st</sup>** and December 1<sup>st</sup>. With more homes going in, this is something to add to your calendar for the fall. If you are new to this, you can read more about how our water rights are managed through the [HP3A website \(http://hp3a.org\)](http://hp3a.org) which contains an [FAQ](#) about our water under the “About Us” tab.
- **Architectural Control Committee Highlights:** Since many of us are new, and have not yet broken ground, the Board wants to remind everyone that **there is an Architectural Control Committee for Highland Park 3**. We do have covenants, and we all must go through the approval process with the ACC. The ACC ensures consistency throughout the neighborhood which protects homeowners’ property values and keeps our community looking amazing. You can read more about the ACC process and the covenants which we all live by on the [HP3A website \(http://hp3a.org\)](http://hp3a.org). Look under “About Us” on the page.

Sincerely,  
Highland Park 3 Association, Inc.

*Timothy R. Cerniglia*

Tim Cerniglia-President