

Highland Meadows Homeowners Association

Colleyville, Texas

Spring 2024 Newsletter



President's Corner: Welcome to 2024 Highland Meadows! It's off to a great start with what appears to be the appropriate amount of winter. Now let's see what spring brings.

We have a few HOA Policy related items The Board is addressing and will be bringing these to your attention for review and a vote later in the year. As we have discussed in the past, the State of Texas has made legal regulatory changes that all HOAs must abide by. WE have made changes to the ACC component as it pertains to who can/cannot sit on the ACC due to potential conflicts of interest. We are good there. We are now addressing the ability to collect past-due Annual Fees and violation fees. The State has made it clear, and we are addressing this as I write, that we must have mechanisms in place that enable your HOA to collect these past due fees vs. filing an expensive lawsuit and expect the judge to court order the delinquent owner to reimburse your HOA. If we do not collect or file a lawsuit, we risk having a precedent set which will remove our ability to collect. Stay tuned as this will require a full HOA Membership vote with 70% approval. We hope to publish this draft AMENDMENT later in Q2 or early Q3 and open it up for discussion, if necessary, at an open forum at the Colleyville Center.

We will keep the HOA apprised of these developments as they unfold via the HOA website. Depending on the feedback we receive, we will solicit your vote utilizing on-line voting and if necessary, bring it up for a vote at our Annual Meeting in the fall on October 15th at the Colleyville Center. Circle the date as this may be one of the more meaningful ones we've had in a while. If you are interested in following these developments, please feel free to attend any of our Board Meetings as this is where we review the Attorney's input and develop our go-forward strategy. If needed, we plan on making the Attorney available to the entire HOA via a separate meeting for a Q&A this summer. I also encourage you to consider volunteering for our block captains (see Social page) to help distribute important information to your surrounding neighbors.

That's it for now.

Stuart Gardner

President, Highland Meadows HOA

stu@sgaconsulting.net

HOA Meeting Calendar:



March 18, 2024- HMHOA Board meeting, 7 pm, Home of Kim Wallace, 6007 Hillbrook

May 20, 2024- HMHOA Board meeting, 7 pm, Market Street

July 15, 2024- HMHOA Board meeting, 7 pm, Market Street

September 16, 2024 – HMHOA Board meeting, 7 pm, Market Street

October 15, 2024- Annual HMHOA Meeting, 7 pm, Colleyville Center

November 18, 2024 – HMHOA Board meeting, 7 pm, Market Street

2024 HMHOA Board of Directors:

President- Stu Gardner, stu@sgaconsulting.com, 817-296-1682

Vice President- Dean Fittz, dean@serenityintx.com

Treasurer – Kim Wallace, kimberlyaf@aol.com

Secretary – Becky Prentice, aprentice1@verizon.net

Member- Roderick Capelo, roderickcapelo@gmail.com

Member- Jessica Gettig, Jessica.Gettig@yahoo.com

Member- Joe Ben Hassell, jbhassell@verizon.net

COMMITTEES:

ACC Committee: MaryAnn Nicholson (chair), Dean Fittz, Al Voelkle, Brandon Weaver and Ian Kelley

Curb Appeal: Lee Spilker (Chair)

Landscape/Wall Committee: Ray Allee (Chair), Joe Buchanan, MaryAnn Nicholson, Andrew Phelan, DeWayne Smart, Al Voelkle and Ron Ziolkowski

Newsletter: Becky Prentice

Social Committee: Jessica Gettig (Chair), Roderick Capelo, Morgan Cummings, Meredith Dolan

Website: Dean Fittz

Welcome Committee: Becky Prentice (Chair) and Lorna Phelan

LANDSCAPING UPDATE



We had our landscaping company install new plants in two areas of Section 6: six Holly trees, Sunshine Ligustrum, and Loropetalum on trellises for height variation. The Abelia shrubs were in decline, so they were removed. Since there are no trees between the sidewalk and the curb, appropriate plants were selected for the space between the sidewalk and the wall. Hopefully these areas will not be affected by the allelopathy produced by the live oak trees. Live Oaks produce chemicals that prevent other plants from growing near them, an adaptation called allelopathy. Since the Live Oaks along Hall Johnson were planted too close together, they compete with each other for water and nutrients, so they use allelopathy to protect their space. Live Oaks also produce Tannins which inhibit the growth of plants as well as Salicylic acid and other organic acids that are toxic for other plants. As a result, the ground beneath Live Oaks is clear of plants. Our landscaping group is working to find solutions for that! We appreciate the work of our Landscaping committee and company!

Spring Social News



BLOCK CAPTAINS NEEDED!

We're looking for volunteers to be block captains so we can begin printing and delivering our quarterly newsletters to our homeowners.

VOLUNTEERS NEEDED!

Social committee volunteers are needed to help with planning and events!

If interested please
call/text/email:
Jessica Gettig
817-308-4895

highlandmeadowssocial@gmail.com

Neighborhood Easter Egg Hunt

Bring your Easter baskets and join us for our annual Easter egg hunt!
1956 Pizza Truck will be on-site at 5:30pm selling pizza for dinner.
Self pay: \$4/slice or \$20/whole pizza.
The Easter Egg Hunt will begin around 6:30pm.

And be on the lookout for the Easter Bunny, he may just make an appearance!

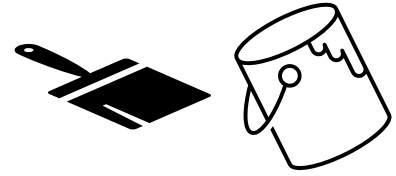
Sponsored by Highland Meadows & Ross Downs HOA's!

**March 28th 5:30pm
Kimzey Park**

Save the Date!



Spring :
May 4th
Fall:
October 5th



Brick Painting Committee:

The first committee meeting was held February 22 with eight people attending at the home of Kim Wallace. The purpose of the meeting was to collect pros and cons of allowing homeowners to paint the exterior brick of their homes. Considerations brought forward include proper paint application, color selection options, product warranty of paint, and maintenance concerns. The committee suggested an application process similar to what we use for roof options. Suggestions were made to investigate other HOA written guidelines, contact those HOAs to determine pros and cons of these guidelines, and gather input from people who have painted their brick.

The committee will meet again to review the findings. Since this has community impact, your involvement is highly appreciated. Please consider contacting Kim Wallace, committee chair, at kimberlyaf@aol.com to provide input, concerns, questions, or general information. She will have another committee meeting after our next HOA meeting in March.



2024 Budget approved at Annual Meeting Dues remain at \$400 per household

Balances as of 1/29/2024

REVENUE

Simmons Bank (non-restrictive) \$ 43,356.24
Webster Bank (non-restrictive) \$ 9,476.72
North State Bank (restrictive) \$ 39,274.18

Assessment Revenues \$146,800.00 (based on 367 homeowners paying \$400)
Other Income \$ 1,414.39 (interest earned on invested funds)
Total Revenue \$148,214.39

EXPENSES

Administrative: \$40,887.53
Community Activities \$10,511.22
Landscape and Common Area Maintenance
 Utilities \$ 11,812.15
 Maintenance \$ 74,271.43
 Irrigation \$ 1,834.30
 Repairs and Replacement \$ 8,897.76
Total Expenses \$148,214.39
Budget Balance (0.00)



ACC REMINDER (Architectural Control Committee)

Spring is a great time to consider updating the exterior of your property. In order to maintain the integrity of our neighborhood, please don't start exterior home modifications without ACC approval; nor submit an ACC application with incomplete data – it will delay your project. File for ACC approval before you undertake projects on your property. Our CCRs require us to respond to ACC requests in 15 business days after we receive the ACC application and all documentation. Not sure if you need ACC approval? Contact CMA to verify before you begin work on your project... CMA Customer Care: (972) 943-2828. Here is additional information that might help in your planning:

HIGHLAND MEADOWS HOA – ARCHITECTURAL CONTROL COMMITTEE

ARCHITECTURAL FAQ'S

What projects need approval?

Any modifications or alterations to the exterior of your property. Submission for approval is always recommended.

Do I have to wait to start the project?

Yes, all projects must be submitted and approved prior to starting.

What if I did not obtain approval for my project? You will be asked to submit for approval. If your project is denied, you may be required to remove your project and restore the property to the previous condition.

My contractor does not provide drawings or brochures. What should I use instead?

A hand drawing of the project will be sufficient as long as it includes a plat map, dimensions, colors and materials.

If my project will not change from the original design, location, color or dimension, do I need to submit to the Committee?

Yes, please reach out to CMA or the ACC. We can let you know if ACC approval is needed or not.

Where can I obtain an ACC form?

You may submit your ACC request online. Log in at www.cmamanagement.com and click on "ACC Request" in the Homeowner Toolbox." If you do not have a computer in order to submit your ACC request online, please contact CMA to obtain a paper form.

How will I be notified of the Committee's decision?

You will be notified by email of the Committee's decision.

ACC APPLICATIONS CAN BE COMPLETED BY LOGGING ON TO:

www.cmamanagement.com

or

Download the CMA Management App in your App store!

