



Highland Meadows Home Owners Association

Colleyville, Texas

December 2020 Newsletter

OCTOBER ANNUAL MEETING RECAP

Highland Meadows Annual Meeting was held on October 15, 2020 at the Colleyville Center with 61 Highland Meadows homes represented – over 80 in attendance. The board presented a slide show giving a recap of the year and projected activities for 2021. The 2021 budget was passed, allowing an increase in dues to \$400 per homeowner. Election to the Board of Directors was conducted, with Stu Gardner, Becky Prentice and MaryAnn Nicholson being elected. Our thanks to DeWayne Smart, Terry Brown, Ian Kelly and Andrew Phelan for running for election. Prior to voting, we offered the opportunity for homeowners to ask questions of the candidates. We've appointed all candidates to positions on HOA committees. We thank the many homeowners who attended the meeting, and those that volunteered to help serve on committees for the HOA. **We express our gratitude to our outgoing Director and Treasurer, Jack Bullard, for his service to the neighborhood.**

NEW HOA OFFICERS ELECTED

We elected new HOA Officers for the coming year at our November 16th board meeting. The following Directors were elected to serve as our Officers for 2021: Stu Gardner as President, Dean Fittz as Vice President, Kim Wallace as Treasurer and Becky Prentice as Secretary.

2021 HIGHLAND MEADOWS HOA DIRECTORS

President:	Stu Gardner	stu@sgaconsulting.net	(817) 296-1682
Vice President:	Dean Fittz	fittzfamilly@gmail.com	
Treasurer:	Kim Wallace	kimberlyaf@aol.com	
Secretary:	Becky Prentice	aprentice1@verizon.net	
Director:	Roderick Capelo	roderickcapelo@gmail.com	
Director:	Adrian Lewis	amlewis42@yahoo.com	
Director:	MaryAnn Nicholson	nicholsonma@verizon.net	

2021 BUDGET – the budget was voted on and approved by homeowners at the Annual Meeting. Dues for 2021 will increase to \$400 per year. You should receive your 2021 dues assessment in the mail in December. The budget was printed in the October 2020 newsletter, which is available on our website.

2021 Meeting Calendar Please mark your calendar for the following HM HOA Board meeting dates:

January 18, HM HOA Board Meeting; 7:00 p.m.; location to be determined (Market Street or Zoom)

March 22, HM HOA Board Meeting; 7:00 p.m.; location TBD

May 17, HM HOA Board Meeting; 7:00 p.m.; location TBD

July 19, HM HOA Board Meeting; 7:00 p.m.; location TBD

September 20, HM HOA Board Meeting; 7:00 p.m.; location TBD

October 21, Annual Meeting, 7:00 p.m. at the Colleyville Center (6:45 check-in)

November 15, HM HOA Board Meeting; 7:00 p.m.; location TBD



WALL WASHING AND SEALING

Ray Allee, Landscape/Wall Chair

The Board contracted with Reconstruction Experts to power wash and seal the wall on Hall Johnson. The cost for this process was \$46,208.50. We'd been building up our Reserve Account in order to afford this process, and were satisfied with the results on the test panels we'd had treated. The wall was in such bad shape, just a power wash would not be sufficient to clean and protect the wall properly (we tested power washing alone.) Here is the multi-step process and reason behind this expensive method.

First Enviro Klean ReVive is applied to remove mold and mildew staining that disfigures and degrades masonry surfaces. ReVive is a highly efficient alternative to aggressive cleaners traditionally used on masonry surfaces. It is safe for landscape plantings, grass, pets, and people. The Enviro Klean product is not sold commercially and must be applied by trained personnel.

ReVive is applied with a coarse spray and left on the surface for 2 to 3 minutes. It is then washed off with masonry washing equipment generating 400-1000 psi with a water flow rate of 6-8 gallons per minute using a 15-40-degree fan spray tip. Rinsing pressure greater than 1000 psi (for example, my power washer generates 3000 psi, is not suitable for washing the wall) and fan spray tips smaller than 15 degrees may permanently damage masonry and mortar. After washing the wall, ReVive must be left to dry at least 24 hours.

After the wall is dried, Prime-A-Pell H2O is applied to resist water intrusion, stain damage, freeze/thaw spalling, efflorescence, and rust damage. The surface to be treated must be dry and free of dirt, efflorescence and all other contaminants. The solution penetrates the surface and chemically reacts to create a barrier against water penetration. It is resistant to ultraviolet and water deterioration. After the first application, the product must be allowed to penetrate the surface for 5-7 minutes, then a second coat is applied.

This is why cleaning the wall cost more than just power washing with a pressure sprayer. Now that this process is complete, all that should be needed in the future is a light power washing with equipment generating 400 to 1,000 psi to remove dirt that has settled on the wall. Going forward, areas of the wall that have been washed and sealed and are not directly under trees should stay clean and look good; those areas under trees should need only a light power washing.

The board is confident in the process and projected future costs of keeping the wall clean. Light power washing should be inexpensive, and will not require any chemicals.

Note: for those homeowners who clean the inside of their wall with a power washer, we ask that you follow the above guidelines for psi settings and the fan spray tip degree so as not to permanently damage the masonry and mortar.



THE GREAT WALL OF HIGHLAND MEADOWS BY THE NUMBERS - A HISTORY

Ray Allee, Landscape/Wall Chair

In 2012 an inspection of the wall revealed a lot of damage and that the wall was in need of a lot of work to repair that damage. No maintenance or repair work had been done on the wall since it was built. The original engineering estimate was that it would cost over one million dollars to do all the repair/rebuilding of the entire wall along Pool Road and Hall Johnson.

The HM HOA Board of Directors decided to prioritize the repairs starting with the section in the worst shape. It was also decided to do the work on a pay-as-you-go basis; only do what could be afforded out of the current year budget; and only do the most necessary repairs. We wanted no special assessments levied for wall repairs and formed a multi-year plan to accomplish our goal.

The wall sections are numbered. Sections 1 through 4 are along Pool Road. Sections 5 through 8 are along Hall Johnson Road.

Specifications and requests for proposals were sent to eight contractors asking them to bid on the multi-year wall repair project: Absolute Contractors, Carney Construction, Ahmad Sarris General Contractor, Lorie Galloway Companies, Inc., PWA Construction, Classic Construction, Reasonable Remodeling, Southern Botanical, and Reconstruction Experts.

The proposals were evaluated, and two contractors were selected to make presentations to the HM HOA Board of Directors. The board selected Reconstruction Experts (RE) to do the repairs/rebuild the wall over the next several years. The repair work started in 2013.

The north half of section three was in the worst shape. Trees had lifted the foundation; wall panels and columns were cracked and in danger of falling down. Caps had been knocked off the wall by the tree limbs.

The foundation had to be dug out and a new foundation poured. The brick used in the Highland Meadows wall is no longer available, so new brick had to be custom cast. It was decided at that time to go ahead and replace the monument signs with new cast concrete signs on the north and south sides of the Highland Drive entrance. Also, the south part of the section three wall was power washed and sealed. New LED lights were installed on the north and south sides. The total cost for this phase of project was \$110,412.

Of note, the proposed cast concrete monument signs at the entrances cost roughly \$3,000 per sign. With 11 entrance signs we could not afford to update them all at the same time. The board decided to phase in new signs over 2 to 3 years.

In 2014 the HOA received an estimate for the repairs of section 5 of the wall. The HOA did not have the available funds, so the project was put on hold until we could adequately budget the funding.

With funding in the 2015 budget, work commenced on the repairs to section 5 of the wall. The work consisted of installing NP-1 sealant in 10 wall cracks, completely rebuilding 3 columns, partially rebuilding 4 columns, resetting 16 column caps, replacing 2 broken caps with new cast caps, resetting 4 wall caps, grinding and tuck pointing ladder wire, partially rebuilding one panel, and tuck pointing stair step cracks. New LED lights were installed. Section 5 panel 2 and the foundation had to be rebuilt. The total cost for this project was \$45,635.



Wall History...continued

In 2016 repairs commenced on section 6 of the wall. The work consisted of installing NP-1 sealant in 8 wall cracks, partially rebuilding 9 columns, resetting 10 column caps, replacing 4 broken column caps with new cast caps, reset 10 wall caps, fill joints between 14 columns and panels with NP-1 to provide for expansion, inspect column foundation to determine cause of column shift. Repair damaged brick at the monument 3 flower bed. Section 6 panel 11 remove exposed ladder wire and tuck point the affected area. Section 6 column 13 cut vertical expansion joint and apply NP-1 to both sides of column. Section 7 panel 19 fill vertical crack with NP-1. Section 7 column 22 partial panel rebuild. The total cost of this project was \$22,533.

In 2017 Sections 7 and 8 were cleaned with Enviro Clean "ReVive" soiling remover to remove the mold and mildew; this served as test panels to determine the effectiveness of the process. There is 866 linear feet in Section 7 and 276 linear feet in section 8. After the washed wall dried Prime-a-Pell masonry sealer was applied to help resist biological growth. In section 7 columns 10, 11, 12, 13, 16, 35, and 37 install NP-1 sealant to provide for expansion. Reset column caps 35, 36, and 72. Partially rebuild columns 32 and 36. Tuck point panels 32, 34, and 37. In section 8 remove and reset planter bed brick. Install NP-1 sealer to the sides of columns 3 and 10 to provide for expansion. Reset column 3 cap. Reset panel 9 and 10 wall caps. Tuck point panel 8. Section 1 planting bed repair and power wash and seal. Total cost \$33,188.

In 2018 the brass letters were stolen off several of the monument signs. The board placed installation of new monument signs to the top of the priority list for wall repairs. The entrance signs posed a unique problem: not all sign radiiuses are the same, nor were they the same size. Each sign had to be custom cast. The first set of cast signs were unacceptable. New ones had to be cast at the contractors' expense. The project was not completed until early 2020. The total cost for the new monument signs includes the insurance portion. Total cost \$62,760. (\$33,000 was covered by our insurance.)

Additional repairs to section 7 were made in 2018, include filling the joint between columns and panel with NP-1 to provide for expansion. Reset panel top cap, and tuck point column and adjacent panels, at c21, p21, c20, p20, c19 and p19. Total cost \$2,100.

The work in 2019 was finalizing the monument sign replacement project. Part of this was the rebuilding of the damaged panel that held the monument sign in section 4. Tree roots had split the foundation and an exceptionally large crack ran all the way to the top of the panel. The panel had to be taken down. The foundation had to be demolished. A new foundation was poured, the wall panel was rebuilt, and the new monument sign installed. Total cost \$9,750.

The 2020 project list was washing and sealing sections 5 and 6, along with a light power wash of section 7 to remove any dirt and dust (area previously treated with EnViro Seal.) There is 803 linear feet in section 5 and 933 linear feet in section 6. Total cost \$46,208.

The grand total for all wall repairs and rebuilds, along with new entrance signs, is \$344,436.

The next few photos show just some of the damage before the repairs.

Old brass letter entrance signs



New concrete entrance signs



May 2013 Newsletter – the start of wall repair in Highland Meadows....



New Entrance and Perimeter Wall Update

The new wall construction is making good progress. The contractor will be installing new monument signs on both the South Side and North Side of the entrance at Pool and Highland Drive. Once the wall is completed, the landscape contractor will install new irrigation and ground cover along the wall on the North and South sides of Highland Drive. New landscaping will be installed in the planting beds in front of the signs.



Progress on April 24



Progress on
May 3

Wall repair photos – areas with the worst damage were repaired first. The following are some examples of damaged sections of the wall that are now repaired.



NOVEMBER CURB APPEAL AWARD

Congratulations to **DeWayne and Brooke Smart, 6003 Sunderland**, for being selected as November's Curb Appeal Award winner. The Smarts have completely re-landscaped the front and side yard of their home, adding abelias, hollies, knockout roses, dusty miller, butterfly bush, sunshine Ligustrum, pittosporum, Japanese maples, and mini hydrangeas. Lovely fall decorations including metal pumpkins and real pumpkins add to the welcoming exterior.



NOMINATE A YARD FOR CURB APPEAL - If you would like your home considered for our "Curb Appeal Winner" award, or have a neighbor to nominate, please reach out to our new Chair, Lee Spilker. We have a sign to put in your yard to announce to your neighbors that your yard was chosen, and we'll include a photo of your yard in our next newsletter. Lee Spilker, leedub1@att.net The Board wishes to thank Lee for volunteering to Chair the Curb Appeal Committee.



MISSING - Curb Appeal Winner Sign



We have misplaced our Curb Appeal Winner sign and are hoping we may have left it with one of our fabulous Award Winners. Please check your garages if you are a previous winner and let us know if you've been storing the sign for us. We'd love to display it in the yard of our next Curb Appeal Award winner. Please contact Curb Appeal Chair, Lee Spilker, at leedub1@att.net

SPECIAL COLLECTION FOR LEAF RECYCLING – CITY OF COLLEYVILLE

Special leaf and tree recycling collection will return again this winter. Community Waste Disposal (CWD), Colleyville's trash and recycling service provider, will run special collection routes to recycle leaves (**in brown paper lawn bags**) starting in November. The special collection days are SATURDAY, Nov. 21, Dec. 5, Dec. 19, and Jan. 2. CWD will also collect and recycle Christmas trees on the special collection day in January. Collections begin at 10 a.m. to allow additional time for residents to rake and bag leaves and place the bags at the curb. To participate, residents just need to set out leaves **in brown paper lawn bags** on the designated collection days. Leaves in plastic bags set out on regular garbage collection days will go to the landfill. You may leave **brown paper lawn bags** of leaves a few days ahead of collection dates and NOT be in violation of HM HOA guidelines. If you have any questions or would like more information, call 817-503-1110. **NOTE: HM HOA will not issue trash violations for brown paper leaf recycling bags left at the curb for Saturday CWD leaf collection.**



COLLEYVILLE CHRISTMAS TREE LIGHTING



From the City of Colleyville: "After carefully reviewing our options for the upcoming Christmas Tree Lighting Celebration, the decision has been made to transform the event into a DRIVE-THRU/virtual event." "Santa's arrival and the lighting of our tree will be livestreamed for all to enjoy! Guests will journey down Main Street where they will be greeted by a variety of characters and attractions including The Grinch, a Victorian Quartet, Frosty the Snowman, Toy Soldiers on Stilts and even a Christmas Monkey! We will have 3D light features (including a drive-thru tunnel) and a drive-

in movie setup in our south parking lot. Plus, TONS of FREE Santa swag!" For more information, visit colleyville.com/treelighting - this event will still keep the spirit of Christmas alive while also promote for safe enjoyment. We can't wait to see you all there!

SANTA IS COMING! Pictures in front of plexiglass - covid style. Everyone gets a coupon for breakfast at McDonald's. Support local charities. Visit the Colleyville Lions Club website or FaceBook page for more information.

COLLEYVILLE LIONS CLUB's 25th Annual



BREAKFAST with SANTA

(Covid Style...)



**Saturday, December 5th, 2020
8AM-NOON, Colleyville Center**

**Tickets are \$10 for the entire family and All proceeds benefit the
Colleyville Lions Club Charities and Lions International Entities**

GCISD SCHOOL BOARD ELECTIONS

Congratulations to HM HOA resident, Casey Ford, on being elected to the GCISD Board of Trustees for Place 6, (Jorge Rodriguez was elected to Place 7.) **The runoff election for GCISD Board of Trustees Place 5 will take place on Tuesday, December 8, 2020.** Early voting will be held from November 23rd to December 4th (excluding November 26 & 27 for Thanksgiving Holiday) Early voting locations are at Colleyville City Hall and the REC of Grapevine. Check the GCISD website for voting hours.



PLACE 5 RUNOFF ELECTION

Coley Canter
Tommy Snyder

SHOP COLLEYVILLE THIS HOLIDAY SEASON

With the Colleyville Christmas Card!

The City of Colleyville approved a Colleyville Christmas Card Program similar to their To-Go gift card program held earlier in 2020. Each Colleyville household should have received a \$35 gift card for purchases at restaurants and commercial retail business within the city. Cards were mailed mid-November. Once in hand, the gift can be presented at participating Colleyville businesses for payment of services. The business will use the card to credit the transaction and receive reimbursement from the city at the conclusion of the program. Cards are valid through the end of December. Please call the City Manager's office with any questions at (817) 503-1111.



City of Colleyville Leash Laws: We remind pet owners every newsletter – because it continues to be an issue of complaint from your neighbors! Colleyville city animal ordinance says: “It is required that any

animal be kept indoors, in a fenced yard, or on a leash at all times.” We continue to receive complaints about off-leash dogs coming out of their yard to confront walkers and walkers with dogs on a leash... both very unsettling. If your front yard does not have an invisible fence, please don’t allow your pet access to the front where they could charge at walkers going past. Also, please be sure to leash your dog when walking it. We love our pets – let’s keep everyone safe. And following up on that, we’ve had homeowner complaints of dog owners failing to pick up after their pet. Again, please be respectful of your neighbor’s lawns and sidewalks and pick-up after your dog.



2021 HM HOA Board and Committee Volunteers

President:	Stu Gardner	stu@sgaconsulting.net	(817) 296-1682
Vice President:	Dean Fittz	fittzfamili@gmail.com	
Treasurer:	Kim Wallace	kimberlyaf@aol.com	
Secretary:	Becky Prentice	aprentice1@verizon.net	
Director:	Roderick Capelo	roderickcapelo@gmail.com	
Director:	Adrian Lewis	amlewis42@yahoo.com	
Director:	MaryAnn Nicholson	nicholsonma@verizon.net	
COMMITTEES:			
ACC Committee:	Kourtney Miller Spilker (Co-Chair), Brandon Weaver (Co-Chair), Sharon Bothe, Dean Fittz and Mike Vitek		
Curb Appeal:	Lee Spilker (Chair)		
Landscape/Wall Committee:	Ray Allee, Chair, Joe Buchanan, Andrew Phelan, DeWayne Smart, Al Voelkle and Ron Ziolkowski		
Newsletter:	MaryAnn Nicholson		
Social Committee:	Michelle Appling (Chair), Joanna Budries, Becky Prentice, Ann Spicer, Kourtney Miller Spilker and MaryAnn Nicholson		
Tree Committee:	Stu Gardner (Chair), Ray Allee, Terry Brown, Joe Buchanan, Ian Kelly, Adrian Lewis and Ron Ziolkowski		
Website:	Dean Fittz		
Welcome Committee:	Becky Prentice (Chair) and Lorna Phelan		
General Volunteers:	Jill Van Over, Lee Spilker and Jill Farish		

If you would like to volunteer to help with the HOA please email the President and we'll add you to the list of volunteers.

Homeowner Concern on Street Parking



Neighbors have shared their concerns on seeing an increased amount of street parking, both daytime and overnight. We've had complaints that a couple of homeowners park vehicles that leak oil on the street. Please be considerate of your neighbors as we share this lovely subdivision, and park your cars in your garage or driveway.



Website Registrations:

Cmamanagement.com (Business) or Highlandmeadowsha.com (Social)

Thanks for registering on our management company's website. Benefits: pay your HOA bill; check your account balance; file ACC requests; address questions or concerns regarding our HOA; see copies of our newsletters, By-Laws, Deed Restrictions, Fining Policies, etc.; request resale certificates; and receive HM HOA Newsletters. We currently have 329 out of 367 homeowners registered on the website. Please check out our new Social website at highlandmeadowsha.com



FOLLOW US ON FACEBOOK: Highland Meadows HOA – Colleyville, Texas Please "Like" us on Facebook, to get the latest information posted on our Facebook Page.