

# Highland Meadows Home Owners Association

Colleyville, Texas

October - November 2020 Newsletter

## History of Hall Johnson Trees: by Jack Bullard, HM HOA Treasurer

When Hall-Johnson was widened back in the 1990's it required removing several trees. When residents objected, the City agreed to narrow the planned 8 ft. Sidewalk and plant trees in the space between the sidewalk and curb. A total of 52 Oak trees were planted along the Highland Meadows property line. The HOA was not consulted in this decision. Although the sidewalk was narrowed, it left a small space for the trees. As they have grown the roots impacted both the side walk and the wall.

Initially, the City provided irrigation and maintenance of the grass between the curb and sidewalk. However, after the trees were well established, the city shut down the irrigation system. This caused the grass there to die off. Meanwhile the trees had grown producing shade which caused the grass between the sidewalk and the wall to die off as well. Drip irrigation was added to this area by the HOA to water the ivy which was planted. However, nothing would grow, presumably due to the shade.

In 2018 our landscape chairman asked the City to remove one of the trees. The City Manager told him that the Council had amended the Charter and the HOA now had full responsibility for the trees and the area between the sidewalk and curb.

In 2019 the HOA Board recognized that the trees represent a new expense. Trees would need to be trimmed and if one died, it would need to be cut down. A limb could fall and damage the wall or a passing vehicle resulting in a large expense. Additionally, the trees drip sap on the wall and their shade causes mold to grow on the wall. Power washing the wall and sealing it to make it easier to clean the next time will cost \$46,000. Costs to replace just one section of the wall alone can reach \$30,000.

In an effort to reduce the expenses to the home owners, the HOA met with the City to discuss this problem. The City cooperated and a plan was developed to remove 9 of the trees at the city's expense. However, when the HOA notified the home owners whose lots back up to Hall-Johnson, many of them vigorously complained. As a result, the project was temporarily halted.

The Board has the authority to unilaterally remove the trees, but is sensitive to the concerns of those directly affected. However, the Board represents all the home owners, the vast majority of who will bear the cost of the trees, and the ongoing costs of wall maintenance. Accordingly, the Board invites all home owners to attend the annual meeting and voice their views on this issue. Alternatively, you may e-mail the President of the Board.

This is an important issue with financial implications on every home owner!

Jack Bullard, HM HOA Treasurer, and 30 year resident of Highland Meadows

## Highland Meadows HOA ANNUAL MEETING

October 15<sup>th</sup> at the Colleyville Center - 7:00 p.m.

Please join us at 7:00 p.m. on Thursday, October 15th at the Colleyville Center (sign-in at 6:45.) The Board of Directors will present a recap of activities from 2020; present the proposed 2021 budget for vote by HM homeowners, who will also elect new Directors to fill open positions on the Board of Directors. Masks are required to be worn; social distancing will be observed, per Colleyville Center guidelines. We will be unable to serve refreshments.

You should have received a formal announcement in the mail, along with a proxy for your vote should you be unable to attend. **If you are unable to attend, please be sure to sign and return your proxy so we can make quorum.** Three positions are open for Director; we will accept names from the floor. Misplace your proxy form? Any questions? Please contact board president, MaryAnn Nicholson, at (817) 291-4369 or by email at [Nicholsonma@verizon.net](mailto:Nicholsonma@verizon.net)



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## PROPOSED 2021 BUDGET - to be voted on by homeowners at the Annual Meeting

REVENUE	2021 PROPOSED Budget	2020 Budget
Assessment Revenues	\$146,800.00	\$130,285.00
Assessments are based on (367) homeowners Paying \$400 annually		(currently \$355 a year)
Other Income	\$ 202.14	\$ 682.14
	<b>\$147,002.14</b>	<b>\$130,967.14</b>

### EXPENSES

#### Administrative:

<b>Management Fees</b>	<b>\$ 19,533.96</b>	<b>\$19,122.96</b>
<b>Professional Fees</b>	<b>\$ 4,632.20</b>	<b>\$ 6,561.50</b>
Legal	1,500.00	1,000.00
Audit and tax preparation	1,650.00	1,650.00
Community mailings	557.50	551.50
Other Professional fees	449.70	830.00
Violation enforcement	275.00	430.00
Legislative Implementation	200.00	200.00
<b>Supplies</b>	<b>\$ 3,097.47</b>	<b>\$ 3,422.10</b>
Postage	40.76	45.07
Admin/Office supplies, misc.	70.52	589.63
Community mass mailings	1,662.74	1,268.16
Courier Services	25.00	25.00
Faxes	11.00	23.00
Copies	608.05	552.49
Scanned documents	36.85	50.00
Violation Notices	452.05	649.60
Collection Notices	190.50	219.15
<b>Insurance</b>	<b>\$ 5,921.10</b>	<b>\$ 5,505.59</b>
<b>Other Miscellaneous</b>	<b>\$ 1,352.82</b>	<b>\$ 1,231.01</b>
Bad Debt	880.80	651.48
Storage (at CMA)	178.45	203.45
Travel Reimbursement	20.00	20.00
Website & Internet Service	40.00	103.84
Sales Tax Addendums	233.37	252.24
<b>Community Activities:</b>	<b>\$ 4,477.00</b>	<b>\$4,207.00</b>
Community Activities	2,000.00	2,000.00
Meetings & Annual	750.00	875.00
Website	395.00	0.00
Storage Facility (Macho)	1,332.00	1,332.00

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## Proposed Budget, continued

### Landscape & Common Area Maintenance

<b>Utilities:</b>	<b>\$ 6,770.05</b>	<b>\$ 7,124.01</b>
Water	4,995.57	5,386.09
Electric	1,774.48	1,737.92
<b>Maintenance:</b>	<b>\$ 87,540.36</b>	<b>\$ 64,968.11</b>
General Maintenance	37,528.08	40,968.11
Trees	6,000.00	0.00
Holiday Décor	2,100.00	2,100.00
Electrical Supplies	1,000.00	1,000.00
Landscape Improvements	10,000.00	19,900.00
Wall Repair	29,665.88	0.00
Contingency	1,246.40	1,000.00
<b>Irrigation:</b>	<b>\$ 1,500.00</b>	<b>\$3,124.48</b>
Repairs & contingency		
<b>Repair &amp; Replacement Reserves</b>	<b>\$12,177.38</b>	<b>\$15,700.38</b>
	<b>\$147,002.14</b>	<b>\$130,967.14</b>

**BUDGET BALANCE** 0.00 0.00

**2021 Budget Includes Proposed 12% Dues Increase:** This budget will be submitted to homeowners of Highland Meadows HOA for their approval at the October 15<sup>th</sup> annual meeting. It includes a 12% dues increase, making annual fees \$400.00. We were able to maintain the \$355 annual dues for the past 7 years without asking for an increase. Continued maintenance costs for the wall, an unexpected cost for replacement of the entrance signs, and the anticipated costs for tree maintenance along our wall are the reasons behind the proposed increase. We plan to grow a Reserve tree line item to \$50,000 over the next few years to cover tree care and eventual removal costs. MaryAnn Nicholson, HM HOA President



**Help Reduce Wall Repairs!** Highland Meadows homeowners who live along the wall on Pool or Hall Johnson can help reduce our wall maintenance costs by trimming tree limbs that grow above the wall, and by removing any vines growing on the wall. We're continually fighting mold and mildew, as well as damage caused by branches hitting the wall and column caps. Our thanks!

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## Upcoming Events Please mark your calendar for the following dates:

**Oct 15 Annual Meeting, 7:00 p.m. at the Colleyville Center (6:45 check-in)**

**Oct 31 Halloween Bike Parade (new event)**

**Nov 3 – ELECTION DAY! PLEASE VOTE!**

**Nov 16 HM HOA Board Meeting; 7:00 p.m.; location to be determined (Market Street or Zoom)**



## October Curb Appeal Award



Congratulations to **Eric and Ramona Baker, 6103 Highland Hills**, for being selected as October's Curb Appeal winner. The Baker's moved to the neighborhood from Keller in 2015. They have one daughter who is working on her PhD at Scripps Research Center in San Diego. Ramona loves gardening, and says they always get compliments on their yard from walkers or drivers passing their home.



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, Kim Wallace. 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. Kim Wallace, kimberlyaf@aol.com

## 2020 Highland Meadows HOA Board:

President:	MaryAnn Nicholson	nicholsonma@verizon.net	(817) 291-4369
Vice President:	Stu Gardner	stu@sgaconsulting.net	
Treasurer:	Jack Bullard	jack.hmhoa@gmail.com	
Board Member:	Dean Fittz	fittzfamily@gmail.com	
Board Member:	Roderick Capelo	roderickcapelo@gmail.com	
Board Member:	Adrian Lewis	amlewis42@yahoo.com	
Board Member:	Kim Wallace	kimberlyaf@aol.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.

## Homeowner Concern on Street Parking

Neighbors have shared their concerns on seeing an increased amount of street parking, both daytime and overnight. Your neighbors are concerned about people walking having to weave in and out of parked vehicles with cars continuing to drive down the street. Of particular concern is Highland Hills, which has no sidewalk. If possible, please utilize your driveways. Also, please make sure you do not park your vehicle directly across from another vehicle and limit the amount of driving space remaining. There have been several instances where an emergency vehicle would not have been able to fit down the center of the street.



## City of Colleyville Leash Laws: 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've had a couple of 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.



## Website Registrations: [cmamanagement.com](http://cmamanagement.com) (business) or [hmhoa.org](http://hmhoa.org) (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 Polies, etc.; request resale certificates; and receive HM HOA Newsletters. We currently have 331 out of 367 homeowners registered on the website. Now, to get the additional 36 to sign up!



## Social News:

We regret that we are NOT planning a Halloween Event for this October 31<sup>st</sup>. In the spring we discussed plans for a Halloween event for families, but covid concerns have caused us to back away from this idea.

Wishing you and your little goblins a safe & happy Halloween. Enjoy the blue moon!



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## Political Signs

There have been complaints from a few of our homeowners, as well as the surrounding area in regards to political signs in yards being taken. Asst. Police Chief Hillary Wreay of the Colleyville Police Department gave us information on this a couple of years ago. If a sign goes missing, don't automatically assume it is a neighbor that has taken it; it may have been City Code Enforcement. By city code guidelines, signs are to be 3 feet back from the curb; and may not be placed between the curb and sidewalk, if your property has a sidewalk. City code allows for political signs 30 days prior to Election Day, though some signs in our neighborhood stayed up all spring and summer from the cancelled spring election.



How many signs can you have? According to our deed restrictions, you may put 1 sign per candidate or issue on your property. Homeowners may place signs on their properties 90 days in advance of the election. Properties not in compliance with the sign code will most likely receive a notice from CMA, our management company.

It is against the law to steal a political sign. Both the sign theft and trespass on private property are considered Class C misdemeanors, and may result in fines. Many of our homeowners have video cameras installed to protect their property. If you have evidence that a sign was stolen from your yard, please report it to the Colleyville Police Department.

Please respect everyone's right to free speech; be considerate of our neighbors; and respect the rules and guidelines regarding political signs.

**NOVEMBER 3, 2020 EARLY VOTING AND ELECTION DAY** Early voting for the November 3, 2020 Elections will be held at the Colleyville Public Library, 110 Main Street, 2<sup>nd</sup> Floor, and other locations throughout Tarrant County. Registered voters may vote at any of the early voting sites in Tarrant County. A complete list of early voting sites, when finalized, is available at: <http://access.tarrantcounty.com/en/elections.html>

### EARLY VOTING AND ELECTION DAY BY PERSONAL APPEARANCE DAYS AND HOURS

October 13-17 .....	Tuesday-Saturday .....	8:00 a.m. – 5:00 p.m.
October 19 – 23 .....	Monday – Friday .....	8:00 a.m. – 5:00 p.m.
October 24 .....	Saturday.....	7:00 a.m. – 7:00 p.m.
October 25 .....	Sunday.....	11:00 a.m. – 4:00 p.m.
October 26-30.....	Monday – Friday.....	7:00 a.m. – 7:00 p.m.
November 3.....	Tuesday.....	7:00 a.m. – 7:00 p.m.

## GCISD School Board Elections

The GCISD Board of Trustee Election, for the purpose of electing a Trustee for Place 5, Place 6 and Place 7, will be held on **November 3, 2020.**

<u>Place 5</u>	<u>Place 6</u>	<u>Place 7</u>
Coley Canter	Casey Ford	Jorge Rodriguez
Lori Crenshaw	Doug Noell	Cacy Tischer
Tommy Snyder		

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## 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](http://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 first class mail of the Committee's decision.

**For better communication with the HOA, please register today at [HMHOA.Org](http://HMHOA.Org) or [cmamanagement.com](http://cmamanagement.com)**



### **ACC REMINDER (Architectural Control Committee)**

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. Not sure if you need ACC approval? Contact CMA to verify before you begin work on your project... CMA Customer Care: (972) 943-2828

## Honoring the Class of 2020 Graduating Seniors....

Rachel Shahan

Parents: Joe & Jennifer Shahan

Grapevine High School Class of 2020

Rachel played volleyball, plays piano, was active in Young Life, and she was a member of National Charity League, Ambassadors, National Honor Society & Math National Honor Society. Rachel will attend Texas State University & pursue a Biology Degree with a Pre-Dental Concentration.



Previously published....



**Kory "KJ" Marino, Jr.**

Parent's: Kory & Stacey Marino

Grapevine High School Class of 2020

KJ is graduating from Grapevine High School and was on the oral interpretation team (a part of Speech & Debate) all 4 years of high school. He competed locally, state wide, and nationally and is currently ranked #25 in the state of Texas. He also was on the wrestling team, participated in theater, was a spirit rustler, and volunteered with Second Saturdays (a mother-son community volunteer program.) He will be attending Texas State in the fall and wants to a career in Law.



**Brooke Bingham**

Parents: Brian and Sandi Bingham

Grapevine High School Class of 2020

Brooke was a member of DECA, Varsity softball, National Honor Society, and National Charity League at GHS. Brooke will attend Texas A&M University in the fall and major in business.

## Timely Tips for October Gardeners (original tips from Calloway's Nursery)

It's the Autumn season – time for many homeowners to create displays for indoors or out! Pumpkins, gourds, bales of hay and Halloween decorations are all around Highland Meadows.



**SAVE WATER** - With the drop in temperatures, most landscapers recommend watering just one day per week.

October is bulb buying month. They are in fresh supply, and provide welcome late winter and early Spring color for the yard. Bulbs which can be planted right after purchasing include Daffodils and smaller flowered Jonquils, species Tulips and Grape Hyacinths. Bulbs should be in the ground before the first frost, so plant now while the soil is still easy to work. Iris, daylilies and gladiolas should also be planted at this time, although they are not “true” bulbs, but rhizomes, tubers and corms, respectively. Yet all of these like bulbs require the cooler soil of winter to generate healthy new growth in spring. The larger showy Tulips and Hyacinths need to be refrigerated at least 45 to 60 days to provide enough chilling to bloom properly. Plant them in late November or by mid-December. If you want those beautiful Texas Bluebonnets in the Spring, sow the seed in early November!

Want to add winter color? Pansies are by far the most popular choice. The “Matrix” Pansy has been outstanding for our Texas weather. It will not “stretch” during bouts of warm temperatures and is bred to grow out, not up. This compact grower offers shorter stems to support large colorful blooms. Dianthus (also known as “Pinks”), Snapdragons, Cyclamen, Violas and the fragrant Alyssum are also good choices for cold tolerant annuals. Ornamental Cabbage and Kale provide interesting texture in the landscape as well as color. For best effect, limit your planting to two or three colors per bed.



Please remember the birds! Texas is a haven for birds. No other state in the United States has more species within its boundaries. There are currently over 620 species documented in Texas, which is almost 75 percent of all bird species recorded in the continental United States. To attract the widest variety of wild birds, you should consider placing a wide variety of bird feeders and food around your yard. Remember to remove bird feeders in the spring, when local food supplies will satisfy our feathered friends. *Information courtesy of Calloway's Nursery ©2015, www.calloways.com. Attribution to Calloway's required for all use and reproduction.*

**Environmental Tip:** Please don't put coffee grounds or eggshells into your kitchen garbage disposal. These 2 items take the longest to process through our wastewater system. If you don't have a compost pile, please put them in the garbage – or – use them in your yard. Sprinkle coffee grounds around your hydrangeas, gardenias, azaleas, lilies, ferns, camellias and roses. Crushed eggshells may help deter snails when sprinkled around basil, cabbage, lettuce, marigolds and strawberries.

From MaryAnn Nicholson



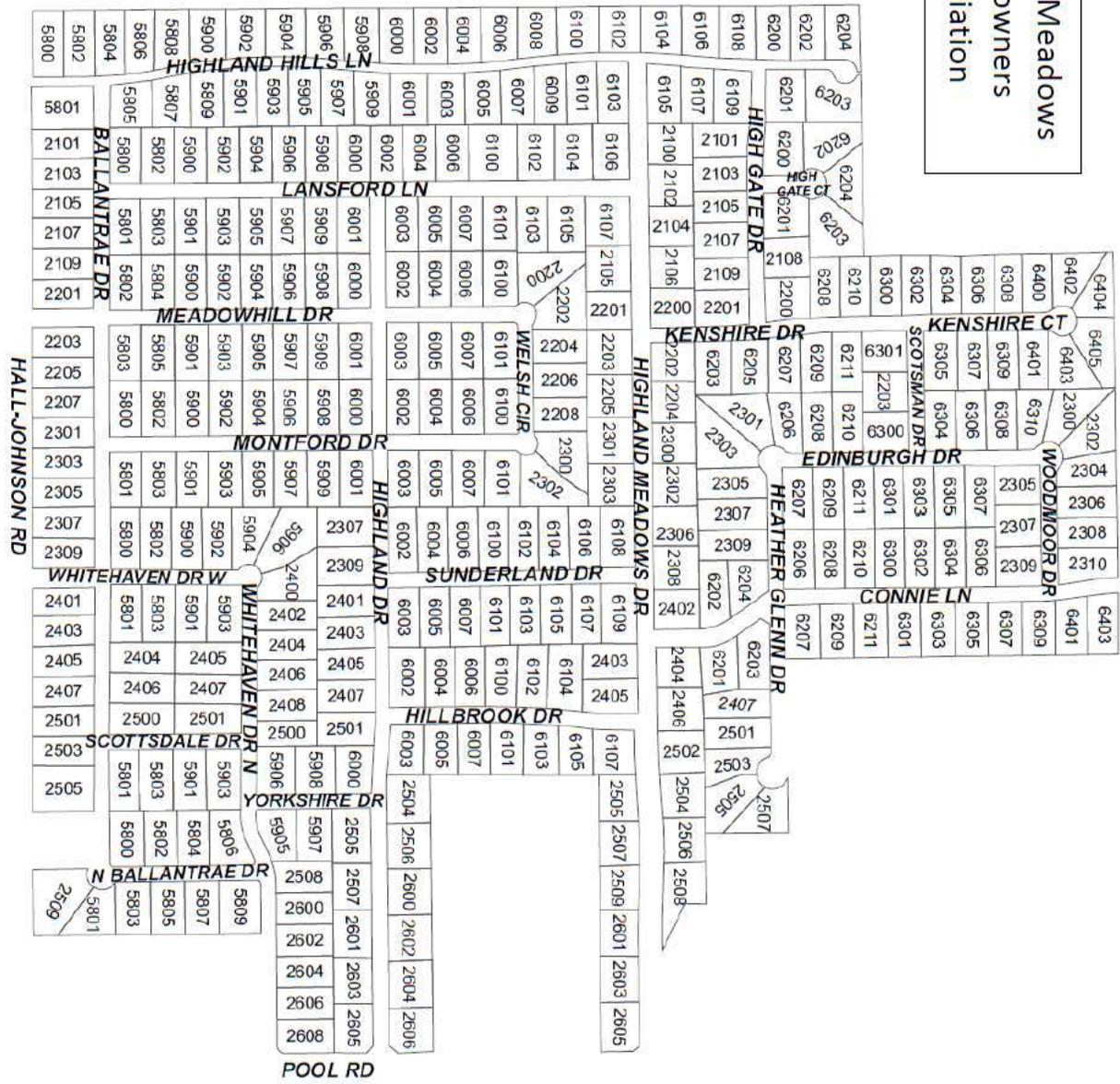
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Association



Map Created on 01/23/2017 by Ideation Planning, LLC  
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Email: info@ideationplanning.com, Phone: 682.738.4332

