



## Highland Meadows Home Owners Association Colleyville, Texas September - October 2021 Newsletter

### PRESIDENT'S CORNER...

September 2021

A brief update on some of our activities and goings on as we approach this fall and things to think about.

- Hall Johnson Trees and Landscaping – We have made a lot of progress. You may have seen the new landscaping within Section 5 of our Wall. It was planted in February and survived the Texas Freeze of 2021. The landscaping appears to have survived which bodes well for the Landscaping Committee to continue with the agreed upon plans of beautifying our appearance.
- I'd like to make note of two awards received by our Colleyville Police Department this summer as they have been recognized by the International Association of Chiefs of Police (IACP) for its work in solving two high profile cases – one that brought down a worldwide sex trafficking website and one that solved an international elder fraud ring stemming from Nigeria. Please see the following Link <https://www.colleyville.com/Home/Components/News/News/524/18?backlist=%2Fgovernment%2Fdepartments-m-z%2Fpolice-department>
- Joanna Budries and the Social Committee have done a great job with two events this summer; the first being the Neighborhood BBQ and then the 4<sup>th</sup> of July Parade. Next year we plan on moving the parade route to the SE side of Highland Meadows to expand our engagement throughout the neighborhood. The route is yet to be determined as we are seeking those streets that best demonstrate their patriotism with the US Flag being flown during the Holidays.
- We continue to receive reports and more recently photos of neighbors depositing bagged droppings of their pets in other neighbors' yards or in other neighbor curbside trash. This is unacceptable and quite frankly disgusting. So as not to embarrass anyone at this time we are not publishing the captured photos. Please keep in mind many homes in our HOA have security cameras that are active 24x7. We may reconsider our position for repeat offenders if the practice continues.
- As some of you may not be aware, the Texas Legislature recently passed changes to Texas HOA requirements. We are very fortunate to be as well organized as we are as the State has made some changes to HOA Policies and Regulation requirements. We are working closely with our attorneys to meet these reporting, and operating requirements, some of which went into effect on September 1<sup>st</sup> and others scheduled for next year.
- Annual Meeting – Our annual Meeting will be held at The Colleyville Center on October 21<sup>st</sup> at 7:00 pm. I and my fellow Board members and Committee Members look forward to seeing as many of you there as possible. We will enjoy sharing our Current State as your HOA as well as our plans and activities while seeking your input on potential activities or concerns.

Thank you,

Stuart C. Gardner

President, Highland Meadows Home-Owner Association



## Fall Backyard Bash!

**Date October 16**

**Time 6-9pm**

**Location 6307 Connie Lane (back yard)**

**What to expect**

**LIVE MUSICIAN - Aliza Ford Music!**

**Main Appetizers**

**What's requested**

**Bring Appetizers/Snacks to share**

**BYOB**

**Bring a blanket/chair to sit and enjoy the music & mingle with your neighbors**

**RSVP by October 12<sup>th</sup> to [Highlandmeadowssocial@gmail.com](mailto:Highlandmeadowssocial@gmail.com)**

See info below on the shared **HALLOWEEN PARADE** with Ross Downs Oct 29<sup>th</sup> at Kimzey Park!

Mark your calendar for our **CHRISTMAS PARTY** on December 12<sup>th</sup> 2-4pm



**Halloween Costume Parade with Ross Downs HOA** will be held at Kimzey Park on Friday, Oct. 29<sup>th</sup> at 6:30 p.m. Prizes given by age group. Food truck will be available. Costume judging will be at 6:45 followed by the parade. We'll send out a postcard to remind you next month!

### **SOCIAL COMMITTEE – VOLUNTEERS NEEDED**

We are always in need of volunteers – and welcome hearing from you with new suggestions. Please reach out to Joanna at [HighlandMeadowsSocial@gmail.com](mailto:HighlandMeadowsSocial@gmail.com) to volunteer or share ideas.

### **HIGHLAND MEADOWS SOCIAL CALENDAR**

**OKTOBERFEST** event with Ross Downs HOA has been cancelled – our apologies

**OCTOBER 9<sup>th</sup>** – Fall Community Garage Sale, from 9:00 a.m. to 2:00 p.m.

**OCTOBER 16** – Fall Back-Yard Bash! 6:00-9:00 p.m.

**OCTOBER HALLOWEEN PARADE & TREATS** – with Ross Downs HOA October 29<sup>th</sup>; 6:30 at Kimzey Park

**CHRISTMAS PARTY** – December 12<sup>th</sup>, from 2-4 pm

## SOCIAL COMMITTEE NEWS - Joanna Budries

**COMMUNITY GARAGE SALE** is on **Saturday, October 9<sup>th</sup>**, from **9:00 a.m. to 2:00 p.m.** We'll bring you bargain hunters by posting an advertisement in the Ft. Worth Star Telegram, garage sale FB pages, and signs at each of the HM entrances. Please set-up your sale on your driveway where it is visible from the street. You may want to place a sign on the corner of your street to help publicize the event. If you are part of an online garage sale page, please be sure to add our Community Garage Sale!



Please put-up balloons or a sign at your mailbox or driveway to indicate that you are part of the community garage sale. In past years, we've spotted lemonade and popcorn stands set-up by enterprising young Highland Meadows residents!!!



### 4<sup>th</sup> of July Parade photos

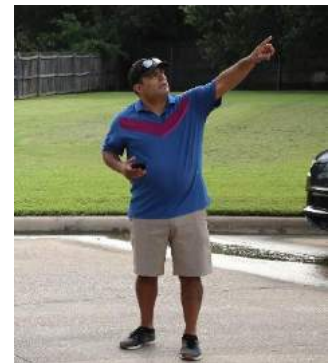
Our thanks to the many Highland Meadows families and friends who participated in our 4<sup>th</sup> of July Parade, and to the Board of Directors and Social Committee members who set-up and worked the event. Colleyville Fire Dept. sent a fire truck & ambulance; and Colleyville Police Dept. sent Patrol Officer and Highland Meadows resident, Steve McDaniel, with a patrol vehicle. And what a fun way to end the event: donuts, juices and mimosas!

### 4<sup>th</sup> of JULY PARADE PHOTOS





## 4<sup>th</sup> of JULY PARADE PHOTOS



## BOARD OF DIRECTORS NEWS



### Highland Meadows HOA ANNUAL MEETING October 21<sup>st</sup> at the Colleyville Center – 7:00 p.m.

Please join us at 7:00 p.m. on Thursday, October 21<sup>st</sup> at the Colleyville Center (sign-in at 6:45.) The Board of Directors will present a recap of activities from 2021; present the proposed 2022 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 will receive 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.**

The board is investigating the cost of electronic voting for our annual meeting. Homeowners unable to attend would be able to log-on and vote via computer with an ID number provided in their voting documents. If we are able to find a cost-effective company, instructions for this new program will be mailed to each homeowner.

Four positions are open for Director (2-year term); please submit a candidate's form if interested in serving; we will accept names from the floor. Any questions? Please contact board president, Stu Gardner, at (817) 296-1682 or by email at [stu@sgaconsulting.net](mailto:stu@sgaconsulting.net)



### 2021 Highland Meadows HOA Calendar

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

**October 9** - Fall Community Garage Sale, from 9:00 a.m. to 2:00 p.m.

**October 15** – Judging for Autumn Yard Decorating Contest (see page 7)

**October 16** – Fall Back-Yard Bash! 6:00-9:00 p.m.

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

**October 29** – Halloween Parade & Treats with Ross Downs HOA at Kimzey Park – 6:30 p.m.

**November 1** – Deadline for spring bulb sale order and payment

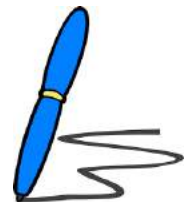
**November 15** - HM HOA Board Meeting; 7:00 p.m.; upstairs meeting room at Market Street

**December 12** – **Christmas Party** with food and drinks, from 2:00 to 4:00 p.m.



If you would like to volunteer to help with the HOA activities please email the President and we'll add you to the list of volunteers. Likewise, if you have an idea for a Social activity or event, please let Joanna know – Joanna Budries at [HighlandMeadowsSocial@gmail.com](mailto:HighlandMeadowsSocial@gmail.com)

**SEEKING NEWSLETTER EDITOR!** We are still in need for someone to take over duties publishing our newsletter (6 issues per year.) Please contact MaryAnn Nicholson if interested.... [Maryannnicholson2101@gmail.com](mailto:Maryannnicholson2101@gmail.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.





### CURB APPEAL AWARD WINNERS

**Congratulations to the July Curb Appeal award winners Kristen and Vic Crawford of 2406 Highland Meadow.** The

Crawford's have lived in our neighborhood for 8.5 glorious years! A couple of years ago they decided to extract all the existing plants in their yard and replace them with a variety of different foliage to help modernize the landscape and provide an aesthetic they would love for years to come. And then came "Snowmageddon"... which claimed the lives of several Azalea and Gardenia plants in the front and back yard. But the Crawford's forged on, replanted and brought their yard back to life in spectacular fashion! Drive on by to check out the breathtaking variety of Azaleas, Rose of Sharon, Lantana, Crepe Myrtle, Begonias, Caladiums, Variety of Ferns, Yucca, Texas Sage, Hydrangea, Hibiscus and their favorite, Tiger's Eye. Congrats Kristen and Vic! Thank-you for keeping our neighborhood beautiful!



**Congratulations to the August Curb Appeal Winners Nancy and Jim Lewis at 2104 Highland Meadows.**

Formerly from Iowa (Go Cyclones), they moved to Highland Meadows in August 1996. They were looking at homes on July 4<sup>th</sup> and came across this neighborhood celebrating the holiday with a parade and BBQ. Observing this fun and inclusive neighborhood activity, solidified their decision to buy this house vs. others they were looking at. In their Post-retirement lives, with more time on their hands, they began to notice how overgrown and blah the bushes looked. This led to a major overhaul, removing everything and starting fresh.

Working with landscaper Michael from Walkabout Landscaping, they agreed on a design that would complement the house and the dry creek bed running through the front yard. A focal point was adding more color instead of just replacing green bushes; placing emphasis on perennials so yearly planting would not be necessary.

For the design they chose a variety of colors, size, shape and textures to create more interest. The phlox, salvia, plumbago, dianthus, scabiosa, hydrangeas, and daisies provide colors in pink, red, lavender, white, yellow and blue while the sea thrift, lemon ball sedum, albia twist of lime, lambs ear and blooming rosemary provide a variety of shapes, textures, and colors of green. By the way, the hummingbirds love the hot lips

salvia 😊. I especially love how they incorporated elements of hardscape throughout the yard which provides added variety and sightlines.

The project was completed about a year ago but has taken a full year to spread out and better fill the bed areas. They were fortunate to not have lost many plants during the past challenging winter but we did replace a couple. Nancy and Jim hope the neighborhood is enjoying the new landscaping as much as they are. I, for one, can say that I am a fan! Keep up the great work Nancy and Jim!



## CURB APPEAL UPDATE - Lee Spilker

**NOMINATE A YARD FOR CURB APPEAL AWARD** If you would like to nominate a home for consideration (either yours or a neighbor's) - please send an email with "YoM" in the subject line to Lee Spilker at: leedub1@att.net. Deadline for consideration is the 15th of each month.



### 4<sup>th</sup> of July mailbox contest - Congratulations to our winners:

1<sup>st</sup> Place - \$50 gift card  
Jackie & Jim Cummings,  
2103 High Gate Drive

2<sup>nd</sup> Place - \$25 gift Card  
Allison & David Schoening,  
2303 Highland Meadow

3<sup>rd</sup> Place - \$25 gift card  
Dawn & Tung Nguyen  
2506 Highland



We had 24 Highland Meadows homeowners who decorated their mailboxes for the contest! Our thanks to them for participating. It was fun driving through the neighborhood and seeing all the patriotic mailboxes. Photos of their entries will be on the last two pages of the newsletter.



## Autumn Yard Decorating Contest

**The Autumn Yard Decorating Contest is here!**

Spruce-up your yard with various fall foliage and autumn themed items: corn stalks, gourds, scarecrows, hay bales, etc.

**Prizes will be awarded to the top three yards!**

**Judging will be held on Friday October 15th,**  
so get your yards ready to usher in the fall season!

**We'll sponsor another neighborhood contest in December!**





## BOARD OF DIRECTORS NEWS

### **BULB SALE FOR SPRING FLOWERS**

Cristy at C&T Landscaping has helped us pick bulbs for a spring flower bulb sale. We are offering tulip, daffodil and amaryllis bulbs to homeowners at a great price. We are taking orders now, and the bulbs arrive in time for planting in early January. Tulip bulbs will arrive pre-chilled. Order forms are attached to this newsletter, will be on the website and FaceBook page, and available at the Annual Meeting in October. If you want another one emailed to you, please email MaryAnn. Deadline to order and pay is November 1<sup>st</sup>. Proceeds will benefit Social Committee activities.

email MaryannNicholson2101@gmail.com



### **WEBSITE REGISTRATIONS - Dean Fittz**

[Cmamanagement.com](http://Cmamanagement.com) (Business) or [Highlandmeadowshoa.com](http://Highlandmeadowshoa.com) (Social)

**HOA Legal Documents are available on our HOA webpage: [Highlandmeadowshoa.com](http://Highlandmeadowshoa.com)**

#### **QR Code:**

Click on the "DOCUMENTS" tab at the top right side of the toolbar  
PDF files of our documents include 4 categories:

#### Architectural Documents

- HM HOA Approved Roofing Materials 2021
- ACC Form
- ACC Online Process
- ACC Fact Sheet for Homeowners
- ACC Submission Instructions
- ACC Roofing Guidelines

#### Association Documents

(none at this time)

#### Governing Documents

- Deed Restrictions November 2014
- Deed Restriction Violation Fine Schedule August 2015
- Violation Enforcement Policy
- Articles of Incorporation Governing Documents, Sept. 2012
- Amended Bylaws, October 2013
- HM HOA Fine Schedule and Violation Enforcement Policy
- HM HOA Fine Schedule 2015
- HM HOA CCRs 2013

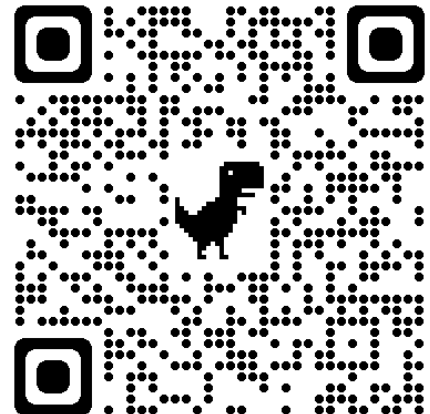
#### Newsletters:

2021: Spring and 2020: March, March-April, May, June, August, December

#### Other:

The Great Wall of Highland Meadows (history of wall maintenance)  
2020 Annual Meeting recap

#### QR CODE FOR WEBSITE





## ARCHITECTURAL CONTROL COMMITTEE (ACC) - Kourtney Spilker

**The following is a list of approved roofing materials for Highland Meadows HOA 2021...**

<b>HIGHLAND MEADOWS HOA – LIST OF APPROVED ROOFING MATERIALS</b>		
	Effective January 1, 2021	
<b>MANUFACTURER</b>	<b>STYLE/MODEL</b>	<b>ROOF TYPE</b>
Atlas	Stormmaster Shake	Composition
Atlas	Stormmaster Slate I/R	Composition
Boral	Pine Crest	Stone Coated Steel
Certainteed	Belmont IR	Composition
Certainteed	Highland Slate I/R	Composition
Certainteed	Landmark I/R	Composition
Certainteed	Landmark I/R	Composition
Certainteed	Presidential Shake I/R	Composition
Certainteed	Presidential Shake I/R	Composition
Certainteed	Grand Manor	Composition
Decra	Shake	Stone Coated Steel
GAF	Camelot II	Composition
GAF	Grand Sequoia	Composition
GAF	Woodland	Composition
Malarkey	Legacy	Composition
Owens Corning	Weatherguard HP	Composition
TEK Industries	Hurricane Metal Shake	Stone Coated Steel
Varitile	Shake	Stone Coated Steel
Varitile	Ishake	Stone Coated Steel
<p>All roofing materials primary color must be of the following: Medium to dark grey and/or black. No all-black or predominant colors of red, brown, or green are permitted. All roofing materials must have a minimum fifty (50) year manufacturer's warranty, a UL Class A Fire rating, and a UL 2218 Impact Resistance Class 4 rating.</p>		



### **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. 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

## BOARD OF DIRECTORS NEWS

### **2021 HM HOA BOARD and COMMITTEE VOLUNTEERS**

President:	Stu Gardner	stu@sgaconsulting.net	(817) 296-1682
Vice President:	Dean Fittz	dean@serenityintx.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	maryannnicholson2101@gmail.com	



#### **COMMITTEES:**

ACC Committee:	Kourtney Miller Spilker (Chair), Dean Fittz, MaryAnn Nicholson, DeWayne Smart, 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 & Facebook:	MaryAnn Nicholson
Social Committee:	Joanna Budries (Chair), Becky Prentice, Ann Spicer, Kourtney Miller Spilker, Michelle Appling, April Pollard, Heather Rowley & MaryAnn Nicholson
Tree Committee:	Stu Gardner (Chair), Ray Allee, Terry Brown, Joe Buchanan, Ian Kelly, AdrianLewis and Ron Ziolkowski
Website:	Dean Fittz
Welcome Committee:	Becky Prentice (Chair) and Lorna Phela

**VOLUNTEERS ALWAYS WELCOME!** We would love to have more neighbors involved in activities and committees for Highland Meadows. In fact, we'd be able to coordinate more events with additional people helping! If you'd like to see how you might fit in helping your neighborhood, please email one of the Directors above, or contact our President, Stu Gardner, at (817) 296-1682.

**September 20, 2021 Board Meeting Recap** The board met with homeowners prior to our normal Board meeting on Monday, Sept. 20<sup>th</sup>, to discuss two issues. First, a Tree Replacement Program offering homeowners on Ballantrae who lose a tree on the backside of their property (Hall Johnson Rd,) reimbursement for planting a new tree. Homeowners gave feedback on the program, suggested who should receive reimbursement and how much per tree. The Board will finalize the program and reach out to homeowners on Ballantrae.

The second issue was updating the landscaping and fencing on Whitehaven North. Landscape improvements for this area were put on hold while we finalized wall repairs. Now that we are able to proceed, Whitehaven homeowners shared their current concerns, what they would like to see done to the landscaping and wooden fence, as well as suggestions for selection of trees and planting choices. The board will get quotes for fencing and landscape modifications and share those with Whitehaven homeowners prior to finalizing the plan.





## 4<sup>th</sup> of July Mailbox Contest Entries





## 4<sup>th</sup> of July Mailbox Contest Entries



neighbor  
to  
neighbor

**A dog poop article? AGAIN?**

**You bet'cha.....**

**The Board of Directors continues to receive complaints on a monthly basis about dog walkers failing to pick up after their pets. PLEASE pick up after your pets AND dispose of your bag at YOUR home.**





## **Highland Meadows HOA Tulip, Daffodil and Amaryllis Bulb Sale**

We are coordinating with C&T Lawn Services (our landscape company) to sell homeowners the same bulbs that landscape designer, Cristy Jernigan, chose for our entrance flower beds.

Cristy chose a grouping of colors that go well together, bulbs that bloom early, mid and late; and bulbs of different heights. She recommends a grouping of at least 50 bulbs to make an impact in your landscaping. Mixing tulips, daffodils and amaryllis will give quite a colorful and dramatic grouping – which is what you saw at our subdivision entrances last spring.

Bulbs come from ABBOTT-IPCO, the world's leader in production and distribution of the widest selection of bulb varieties. They will arrive in January, pre-chilled, and ready for planting.

All prices include sales tax. Proceeds will benefit the Social Committee activities. ORDER DEADLINE IS NOVEMBER 1<sup>st</sup>.

### **TULIPS (Annual in our zone)**

Mix – IMPRESSION TULIPS - in the following 4 color mix:  
Apricot, Pink, Red & Salmon

\_\_\_\_\_ 10-bulbs @ \$15.00 = \$ \_\_\_\_\_  
\_\_\_\_\_ 25-bulbs @ \$35.00 = \$ \_\_\_\_\_  
\_\_\_\_\_ 50-bulbs @ \$68.00 = \$ \_\_\_\_\_

MIX – PARROT MIX – in the following 5 color mix:  
Apricot, Blue, Caribbean, Monarch, Super

\_\_\_\_\_ 10-bulbs @ \$15.00 = \$ \_\_\_\_\_  
\_\_\_\_\_ 25-bulbs @ \$35.00 = \$ \_\_\_\_\_  
\_\_\_\_\_ 50-bulbs @ \$68.00 = \$ \_\_\_\_\_

### **DAFFODILS / NARCISSUS (Perennial in our zone)**

In 9 mixed colors: Bridal Crown, Cheerfulness,  
Dutch Master, Erlicheer, Falconet, Flowerdrift,  
Gentle Giant, Thalia and Yellow Cheerfulness,

\_\_\_\_\_ 10-bulbs @ \$18.00 = \$ \_\_\_\_\_  
\_\_\_\_\_ 25-bulbs @ \$45.00 = \$ \_\_\_\_\_  
\_\_\_\_\_ 50-bulbs @ \$86.00 = \$ \_\_\_\_\_

### **AMARYLLIS (Perennial in our zone)**

We have a limited quantity on reserve. Please mark your second color choice with an "S" if we may substitute another color if your first choice is sold out.

Apple Blossom	_____ 3 bulbs for \$40	_____ 5 bulbs for \$62	_____ 10 bulbs for \$120
Minerva	_____ 3 bulbs for \$40	_____ 5 bulbs for \$62	_____ 10 bulbs for \$120
Red Lion	_____ 3 bulbs for \$40	_____ 5 bulbs for \$62	_____ 10 bulbs for \$120
Mixed Bag	_____ 3 bulbs for \$40	_____ 5 bulbs for \$62	_____ 10 bulbs for \$120

All prices include sales tax.

**ORDER TOTAL** \$ \_\_\_\_\_

Make check payable to "Highland Meadows HOA". ORDER DEADLINE IS NOVEMBER 1<sup>st</sup>.

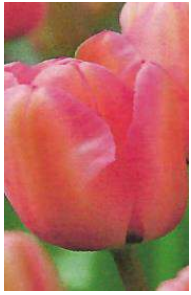
Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
Email: \_\_\_\_\_

Mail or drop off to: MaryAnn Nicholson  
2101 High Gate Drive  
Colleyville, TX 76034

## **TULIPS – annual in our climate zone**

### **IMPRESSION MIX – 4 colors (DH = Darwin Hybrid)**

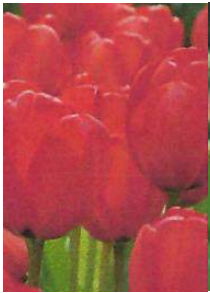
Apricot  
DH 24" Mid



Pink  
DH 24" Mid



Red  
DH 24" Mid



Salmon  
DH 24" Mid



### **PARROT MIX – 5 colors**

Apricot  
16" Late



Blue  
20" Late



Caribbean  
18" Late



Monarch  
20" Late



Super  
13" Early



## **DAFFODILS – perennial in our climate zone – Mix of 9 colors**

Bridal Crown  
14" Early



Cheerfulness  
16" Late



Dutch Master  
18" Early



Erlicheer  
18" Early



Falconet  
14" Mid



Flowerdrift  
18" Mid



Gentle Giant  
18" Mid



Thalia  
16" Late



Yel.Cheer  
16" Late



## **AMARYLLIS – perennial in our climate zone**

Apple Blossom  
20-24" tall



Minerva  
20-24" tall



Red Lion  
20-26" tall

