

# High Country Pines Unit 1 Homeowner's Association, Inc

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## HOA Newsletter, Spring 2021

Dear Homeowners,

We hope that this newsletter finds all of our Association Members healthy!

With the summer season approaching, we wanted to touch base and offer some guidance as to a few issues that have Community-wide impact.

First, and foremost, is the issue of open campfires on your property. With the present extreme drought conditions, we discourage any and all outside fires. Not only does this increase the property owner's liability exponentially, but has the potential of having a devastating effect on our community. It only takes one small windborne ember landing in dry brush to start a fire.

The Heber-Overgaard FD and the USFS have put together guidelines for open campfires. In a nutshell, these are:

- Before lighting a fire, call the HOFD Burn Line at **(928) 535-6359** for information on fire restrictions.
- Any outside fire must be contained in a pit no larger than 3 ft x 3 ft. Larger pits must have written approval from the HOFD.
- Any fire must be constantly monitored and completely extinguished before leaving.
- Smoke must not be nuisance to any neighboring property or roadway.
- Fireworks are never allowed in the forest and in High Country Pines.

**If you are offering your cabin as a vacation rental, we strongly urge you to prohibit your renters from having campfires.**

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Secondly, a reminder that all property owners are legally and financially responsible for any violations committed by themselves, their contractors, their guests, and/or renters. In collaboration with our HOA Attorney and based on our C,C,&R's and Navajo County Ordinances, a list of violations that may result in fines or legal action is enclosed/attached.

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We have decided to hold our annual picnic this year and combine it with our annual meeting in late September. We have not decided on a venue as of yet and whether it will be catered or pot-luck. If any of you have suggestions or would like to help out, please shoot us an email. Further details will be forthcoming.

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If you have received this newsletter in the mail, the HOA does not have your email address. We currently have about 75% of our member's email addresses and are looking to get that as close to 100% as possible. Email is a much faster way to get information out to you. If you would like your email address added to your contact

information, please send it to our email address. Rest assured that the HOA will NEVER share your personal information with anyone.

Correspondence that is mandated by the C,C, &R's to be mailed will still be. This includes, among other things, the Annual Meeting notice and any Board election materials.

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In December of this year, three of our Board Member's terms will expire. If you are interested in helping serve our Community, let us know.

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In response to emails that we have received, we would like to revisit a couple of issues that keep cropping up to help keep our Community safe, clean and enjoyable for all:

**Pets:** All dogs must be contained on the owner's property and leashed when being walked. This is a Navajo County Ordinance as well as a Community restriction. Also, pet owners are responsible for cleaning up after their pet.

**Speed Limit:** The speed limit in our residential community, as per State Statute, is 25 miles per hour. This pertains to ALL vehicles driven on our streets.

We sincerely wish all of our members a safe , enjoyable and pleasant summer season.

Board of Directors  
High Country Pines Unit 1 HOA

## High Country Pines, Unit 1, C,C,&R Restrictions

The following are prohibited within our community:

1. Excessive speed by any vehicle – the speed limit within the Community is 25 mph.
2. Excessive noise, including barking dogs, loud vehicles, etc.
3. All dogs must be leashed or confined to the property and all pet owners must pick up after their pets.
4. Absolutely no vehicles are allowed in the green-belt area.
5. Not observing fire-restrictions issued by the Fire Dept. or the USFS.
6. Shooting firearms, hunting, or setting off fireworks within the Community.
7. Camp trailers and RV's used as living quarters.
8. On street parking.