



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



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## Fall 2022 Newsletter

Dear Association Members,

We hope that you have enjoyed a pleasant and healthy Summer and are enjoying the cooler Fall weather. The Board would like to update our Members on current items of interest.

One of our major concerns at this time is the incredible overgrowth of weeds and grass caused by our summer rains. Pursuant to Section 2, Paragraph (J) of the Declaration of Restrictions which states in part : “ ... all building exteriors and lots (whether or not a dwelling has been erected) and landscaping shall be kept in first-class, neat, and clean condition.”, we are asking that Homeowners trim back the overgrowth and remove any other dead vegetation such as trees, fallen limbs, slash piles, shrubs, etc. within the next thirty (30) days or if for some reason this is not possible, to email us so that we can work with you on a reasonable timeline for compliance. Making this a priority not only improves the appearance of High Country Pines, but more importantly, dramatically reduces the threat of a devastating fire. Please consider this as a courtesy notice to clean up your property. Since Navajo County has not mown along the streets, it is important that Homeowners make sure that this is done. We also would like to sincerely thank the Homeowners who have already attended to this.

The HOA has contracted with Jim Wyman to trim the areas along High Country Drive, Highland, Pine Ridge, Echo Circle and Carefree Road where the greenbelt abuts the streets. Also, neighborhood volunteers will be cleaning up Pete Kinney Park.

For more information on how to protect your property from fire, please visit Fire Wise USA at: <https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA>

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Three of our current Board Members will see their terms expire on December 31<sup>st</sup>, 2023. This is certainly a ways off, but if you have considered volunteering to help our Community, please keep this in mind.

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As part of the HOA's effort to be more efficient and bring us into the 21<sup>st</sup> century, we will soon begin the process of digitizing our files. Board Vice President Dave Wiltberger is working on the logistics of getting the project underway. He estimates that the initial set-up cost will run in the area of \$3,000.00 which includes the purchase of a high-efficiency scanner and the labor involved in scanning hundreds of documents which includes the past seven years of HOA documents plus 141 Homeowner files. Once complete, the long-term savings to all of us will be substantial.

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HCP Water Co. sale update: A public hearing by the Corporation Commission was held in late July after which the Hearing Officer recommended that the sale should be approved. The Commission will decide sometime in October if the sale should be approved. If the Commission approves the sale, Cactus State will take over sometime in November.

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An item of discussion that came up at the annual meeting was: If and how the Declaration of Restrictions can be amended. Section 8 of this document, which was drafted by the Developers in 1985, states that any amendment to the restrictions **must be approved by 100% of the property owners.** Since many of our restrictions are outdated, ambiguous, or not enforceable due to changes in the law over the years, we asked the Association Attorney to review the section. It was her opinion that the rule is legally solid, no loopholes. Her suggestion was to try and get 100% of the property owners to approve an amendment to that section changing the need for 100% approval to 67%.

**If you, as a Homeowner, think that this idea would be worthwhile to explore, please let us know.**

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We're all hoping for a significant snowpack this winter to help alleviate our ongoing drought conditions. Have a safe and healthy Fall season.

