



High Country Pines Unit 1 Homeowner's Association, Inc



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Summer/Fall 2022 Newsletter

Dear Association Members,

We hope that you have enjoyed a pleasant and healthy Summer! Of course, the big news on the mountain, again this year, is the extraordinary rainfall that we have received since the end of June. With a month or so left in the monsoon season, we have already (unofficially) recorded over thirteen inches of moisture. This has really put a damper on the bark beetle infestation of our trees and has caused explosive growth of weeds, grasses and wildflowers. The only downside is that these weeds, grasses and wildflowers will eventually die out and become a wildfire hazard. We are asking that you trim the vegetation on your property as it dries out.

Notice of Annual Meeting

The 2022 High Country Pines, Unit 1, Annual Homeowner's Meeting has been scheduled for Saturday, October 8th, at 10 am, in the training room at the Heber-Overgaard Fire District station located on the corner of Lumber Valley Road and Hwy. 260. If there is anything that you would like included on the agenda, please email us ASAP.

If you would like to join the meeting via Zoom, the link is: <https://us02web.zoom.us/j/9555984654>

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

Enclosed is a copy of our High Country Pines Community Rules which we put together based on the advice and with the assistance of the HOA Attorney. These rules, to help keep our Community safe and a pleasant place to be, are a combination of our C,C,&R's, Arizona Statutes and Navajo County Ordinances.

ATV/UTV reminders: Arizona law states that (1) any operator of an ATV/UTV be at least 16 years old and be licensed; (2) all riders under 18 must wear a helmet; (3) any ATV/UTV driven on the street must be licensed and street legal; (4) there can be no more occupants on any ATV/UTV than the vehicle is designed for; (5) the speed limit for any vehicle in High Country Pines is 25 mph.

Please remember that anything that you do to change or modify any part of your home or property needs to be submitted to the Architectural Committee for review. If you need or would like copies of our C,C,&R's or Architectural Guidelines, they are available on our website or you can request a copy by email.

We're all hoping for a significant snowpack this winter to help alleviate our ongoing drought conditions. Have a safe and healthy Fall season and hope to see you at the Annual Meeting!

Sincerely,
Board of Directors
High Country Pines, Unit 1, HOA