

*High Country Pines Unit 1
Homeowner's Assn., Inc.*

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HOA NEWSLETTER – SUMMER 2023

Dear Homeowners:

We hope that you have enjoyed a pleasant winter and spring and are looking forward to mountain time in the near future. We have received approximately 54" in total accumulation of snow this winter. Hopefully the precipitation will keep the bark beetle at bay, but the weeds, grasses, and wildflowers will be exploding. The only downside to the weeds, grasses, and wildflowers is that they will eventually die out and become a wildfire hazard. We are asking that you trim the vegetation on your property as it dies out.

Your HOA board is hoping to have an annual meeting in August, if we can obtain permission from the Heber-Overgaard Fire Dept. to use their facilities for the meeting.

We have had 2 resignations from the board. Our former President, Steve Vasey, has resigned and Ladean Burkhardt has resigned as the Architectural Committee Chairman. Dave Wiltberger has agreed to assume the duties of President, Tim Wolfe is our Vice President, and Kathy Somes continues to serve as our Secretary. Steve Vasey has agreed to stay on as our Treasurer, but doesn't want to be a board member. Don Plate, the former Architectural Committee Chairman has agreed to return as Chairman, but does not want to become a board member.

As you can see, our board consists of 3 members. Dave Wiltberger's and Tim Wolfe's terms will expire December 31, 2023. Your board would really appreciate your help. Please consider joining the board to help us in making decisions that will affect/benefit our community. If you are interested in nomination to the board, please provide us with a short biography including your skills/passions in assisting our community.

Enclosed please find a copy of our High Country Pines Community Rules which we put together based on the advice of our HOA attorney. These rules help keep our community safe and a pleasant place to be, and are a combination of our CC&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 the CC&R's or Architectural Guidelines, they are available on our website or you can request a copy by email.

Sincerely,

Board of Directors

High Country Pine Unit 1 HOA