



October 2026 Newsletter

As the days grow shorter and cooler weather settles in, we hope everyone is enjoying the change of seasons. Crisp mornings, colorful leaves, and all the festivities of fall and winter are just around the corner. It's also a great time to prepare our homes and neighborhood for the colder months ahead. Read on for seasonal reminders and community updates. Thank you for doing your part to help keep our neighborhood welcoming, attractive, and a wonderful place to call home. ♥



- 🍂 **The last day the pool will be open is Sunday, October 18th.** We hope you enjoyed it this summer! We will update you in the spring when an open date is identified.
- 🍂 **Last day for irrigation water is anticipated for October 8th.** The Emmett Irrigation District / Black Canyon Canal is currently scheduled to shut off water on Thursday, October 8th. There may be a drop in flow, and an increase in debris that can clog sprinkler heads. If that is observed, the HOA will end water delivery a few days earlier. This only affects your non-potable irrigation water, not your city water service to your house. When the start of the next irrigation season is set, we will send out another communication on the start-up schedule.
- 🍂 **Winterize your sprinkler system with a sprinkler blowout.** This ensures water does not freeze in the underground pipes and hoses that feed your sprinklers. If water is trapped there during the winter and freezes, it can break the system and cause a lot of problems in the spring! The Association drains and blows out the main line and the common areas. Each homeowner is responsible for maintaining and blowing out their own sprinkler system.
- 🍂 **Prep your landscaping for winter.** This year has been especially challenging for yards throughout the neighborhood. Last winter's unusually mild and dry conditions contributed to weed and insect problems, leaving some lawns and landscaping struggling despite homeowners' best efforts. As we head into fall and winter, now is a good time to give your yard a little extra attention. Raking leaves, trimming shrubs, clearing weeds and dead plants, completing a final mow and edging, and addressing problem areas now can help protect your landscaping through the colder months and make for a beautiful growing season next year. Thank you for doing your part to keep our neighborhood attractive, well-maintained, and consistent with our community's CC&R standards.
- 🍂 **Please remember that empty lots are private property.** Do not remove any items, including fill dirt, except with permission from the lot owners.
- 🍂 **Don't forget to take care of those pets!** Be sure to either take your own dog waste bags with you or grab some at the multiple dog waste stations throughout the neighborhood.
- 🍂 **Get ready for trick or treaters!** Soon dinosaurs, superheroes, and K-Pop Demon Hunters (yes, still trending!) will be ringing doorbells and calling out, "Trick or Treat!" If you prefer not to have trick-or-treaters visit your home, please turn off your porch light on October 31. And if you're out enjoying the evening, please remember to skip homes where the porch light is off. Have a fun and safe Halloween!
- 🍂 **Already thinking about Christmas?** Many homeowners are already thinking ahead to decorating for the season. We love seeing the neighborhood take on a festive glow during the holiday season! Do plan to remove holiday lights and outdoor decorations within a reasonable period after the holiday(s). Decor left up may result in a CC&R violation.

Email Security Notice

We recently became aware that a Rose Management email account was compromised and used to send unauthorized "invitation" emails to some of our contacts. As soon as we became aware of the issue, we took steps to secure the account and notified homeowners by email on September 28. We are including this notice in the newsletter as an additional precaution. **If you received an unexpected invitation or other unusual email from Rose Management, please do not click any links in the message and delete it.** If you already clicked the link, that does not necessarily mean your email account has been compromised. However, as a precaution, we recommend that you complete the following steps:

- Change your email password, particularly if you entered your password or other information after clicking the link.
- Enable two-factor or multi-factor authentication on your email account if it is available.
- Review your email account for unfamiliar sign-ins, forwarding rules, filters, or other changes.
- Sign out of other active sessions or devices if your email provider offers that option.
- Be cautious of unexpected invitations or links that appear to come from people in your contacts.

If you need a step-by-step guide on how to check for malware or virus, please see the website or contact us directly at info@therosemanagement.com. In the future, if you receive a suspicious email that appears to come from Rose Management, contact us directly before opening any links or attachments. We sincerely apologize for the concern and inconvenience this incident may have caused and appreciate everyone's patience and caution as we work to keep our communications secure.

CC&R's & Architectural Guidelines

We appreciate homeowners who are making a real effort to follow the simple rules about landscaping, garbage bins being stored out of sight etc. A big thanks to the new homeowners who are embracing the neighborhood's goal of making Highland a beautiful, safe, and friendly place to live.

As a reminder, even during the fall and winter, staff of Rose Management will periodically drive through the neighborhood to check conditions and other needs of the neighborhood. CC&R violations can also be reported by emailing emmetthighland.hoa@gmail.com or contacting Rose Management by phone or through the Contact Us option on their website: therosemanagement.com

If you are doing exterior work to your property, please review the CC&R's and Architectural Design Guidelines.

Rose Management may send out postcards to alert homeowners to violations. These are not a penalty, just a reminder and request to rectify the situation. However, if a homeowner receives three postcards within 6 months for the same violation, additional steps as outlined in the CC&R's may be taken to remedy the problem. These remedies may result in fines or liens on the property. We trust that each homeowner wants to maintain the beauty and attractiveness of the neighborhood and will work to honor the CC&R's and Architectural Design agreed to at the time of purchase.

HOA dues

HOA Assessments (dues) are invoiced the first week of each quarter so you should receive an invoice the first week of January, April, July, and October. Payment is due within 30 days. Finance charges are assessed at the end of the quarter on any outstanding invoices.

We will mail the invoices to your home address unless instructed otherwise. You can make your preferences known by filling out the [Homeowner Contact Information](#) questionnaire.

Want information on what is going on in the neighborhood?

When there is important information, the HOA needs to distribute, we put it on the HOA website (therosemanagement.com/emmett-highland-hoa) AND send out a mass email from emmetthighland.hoa@gmail.com through MailChimp. If you are not getting these emails, please let us know.

There is also a neighborhood Facebook group. You can search for the page and request admittance to that group. Neighbors maintain this group and although we will sometimes ask them to post something, the HOA Board and Rose Management have no control or review of what is posted