



High Country Pines Unit 1 Homeowner's Association, Inc



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2026 Spring Newsletter

HCP I HOA Community,

Appointments have been made to fill the vacant positions of our HOA Board. Dave Wiltberger, President; Allen Wiechmann, Vice President (appointed); Teresa Wiechmann, Secretary (appointed); Jodi Akers, Treasurer (appointed); David Douglas, Chairman of the Architectural Committee; Josh Dyer, Chairman of the Greenbelt Committee; LaDean Burkhardt, member at large (appointed). During this transition period, Steve Vasey has continued to oversee the business aspects of High Country Pines I. As a result of these appointments and having a full board, we will not employ a property management company.

A High Country Pines I HOA open meeting is scheduled for Saturday, May 23, 2026, from 10:00 am to 12:00 noon at the Heber Overgaard Fire Station, 2061 Lumber Valley Rd., Overgaard, AZ 85933.

Enclosed please find a copy of our High Country Pines Community Rules. These rules help keep our community safe and pleasant 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 also be respectful of your neighbors with regard to noise.

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.

Before you light your fire pit, please call the HOFD Burn Line (928-535-6709) for daily updated information on fire restrictions and wind advisories. Ignoring fire restrictions may carry a pretty stiff fine.

Of concern is the overgrowth of weeds and grass and dead and/or downed trees. 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. 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 courtesy notice to clean up your property. We also would like to sincerely thank the Homeowners who have already attended to this. 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>

The Hilltop Circle K is expected to close on May 13th. The current building will be torn down, and a new structure built. The construction project will include a truck fueling station and EV charging stations. The construction project may take up to 8 months to complete.

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