



High Country Pines Unit 1 Homeowner's Association, Inc



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2026 Fall Newsletter

HCP I HOA Community,

A High Country Pines I HOA Annual Open Meeting is scheduled for Saturday, October 17, 2026, from 1:00 p.m. to 3:00 p.m. at the Heber Overgaard Fire Station, 2061 Lumber Valley Rd., Overgaard, AZ 85933.

All seven positions for the Board of Directors are up for election. Anyone interested in serving on the Board, please send an email identifying your particular interest to hcp1hoaboard@gmail.com. We would also like to introduce you at the next board meeting on October 17th. The current HOA board members are: 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).

We are requesting community members to voluntarily provide a phone number for a Third-Party Emergency Contact. In the event a welfare check by law enforcement is warranted at a HCP I residence, the Navajo County Sheriff's Office requires that the Third-Party Emergency Contact be a relative of the homeowner(s). The information is made available only to the HOA Board of Directors and shall not be shared with other members of the community.

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 regarding noise.

All dogs must be leashed while walking and confined to your property at all other times. Pet owners must pick up after their pets. CC&Rs § 2(D).

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 fine.

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.

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 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. 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>

Rick VanDeusen has been contracted by the HOA Board of Directors to cut down the dead trees in the HOA's 40 acre greenbelt which has over 200 dead trees.

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