

Campus Highlands

Summer 2020 Newsletter

Volume 3. Issue 2

www.campushighlandshoa.net

MESSAGE FROM THE BOARD

The 2020 Annual Meeting

was cancelled due to the COVID-19 pandemic. Two Board positions were scheduled to be voted on at that time. To maintain the required number of Board members, the Board added two interim members who will be eligible for election when the 2020 meeting is able to take place. If you would like to run for one of the vacancies, please contact Dawn at campus@ciramail.com

Coronavirus Impact and Assistance

This has indeed been a difficult time for all of us in Campus Highlands. Many have lost jobs and some have contracted the virus. To help owners who have been adversely impacted and are having difficulty maintaining their yard, Campus Highlands neighbors Dan and Becky have generously donated \$1,000 to buy and deliver fertilizer and weed control products to owners who are not able to afford it right now.

Neighbors who can assist in spreading the product would be greatly appreciated. A little yard clean up or weeding can go a long way too. This is a good time to come together and help those around us. If you are someone in need of assistance or you are someone who can volunteer your time, please send an email to Ephesia432@yahoo.com.

Why do we have an HOA?

If you sometimes feel like the HOA rules are too restrictive, remember not all neighborhoods have associations to protect them. While some of the homes in this neighborhood are still maintained, each year the overall condition deteriorates, which adversely affects the value. This is what your HOA tries to prevent. Campus Highlands has a Homeowners Association. Violations of the CC&Rs and R&Rs are subject to fines in the amount of \$500.00 per violation. Every home in the community is required to keep their property up per the HOA standards. We urge you to become familiar with the covenants and rules on our website (at top of page).

Article 10. Section Four:

No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done there-on which may be or may become an annoyance or nuisance to other Lot Owners. **This includes barking dogs.**

Article 10. Section Six:

No sign of any kind shall be displayed to public view on any Lot, except upon written approval of the Board.



Article 10. Section Ten:

Except as hereinafter expressly provided, the Common Areas and/or streets located on the Properties shall not be used for the overnight parking of any vehicle other than private family automobiles; and **no boat, boat trailer, house trailer, camper, truck or other recreational vehicle or similar object, or any part thereof, shall be stored or permitted to remain on any Lot or the Common Areas, or on any part of the Properties, unless the same is stored or placed in a garage.**

Parking on the sidewalk is against the law. Truck at the corner is obstructing vision to traffic.



COMMUNITY PROJECTS

Progress

We are making slow, yet steady progress in our attempts to make this community one you are proud to live in.

- ◆ Islands have been weeded and dead plants removed
- ◆ Homes are being painted
- ◆ Fences are being stained
- ◆ Yards are being maintained
- ◆ The sprinkler system has been repaired and the front entrance lawn is greening up
- ◆ We started the project of pressure washing around the islands but stopped due to the mess it left in the streets. ***Note for next time:*** Do not schedule on garbage pickup days!

Future Projects

We will be landscaping along the rough-cut areas on 7th Ave SW, SW 349th Way and 9th Pl SW. These are the sections where you see the wooden posts. The weeds will be cut from the sidewalk to 3 feet behind the posts. Weed barrier and various sizes of rock will be placed for a more professional look.

If you need access to your property via any rough-cut areas you must contact the Property Management company first. No vehicles are allowed in the rough-cut areas without permission.

Summer Yard Maintenance Requirements

Keeping your home maintained makes a significant difference.

- ◆ Edge your lawn along the sidewalk, and along the sides of the driveway (a shovel works if you do not have an edger)
- ◆ Mow lawn weekly
- ◆ Weed and Feed the lawn. Clover is showing up and spreads quickly
- ◆ Water your lawn – it is to be green. Put hoses and sprinklers away after each use.
- ◆ Weed and edge your flower beds. No grass or weeds (dead or alive) are to be visible in the beds. Putting down barrier and bark or mulch will help keep weeds down.

- ◆ Prune trees and hedges. Remove dead plants. Keep trees and shrubs cut back so they do not impair visibility of turning cars or hide your house numbers. Please trim plants back that grow over sidewalks and trees that hang over sidewalks.

- ◆ Keep driveways and sidewalks free of moss and weeds
- ◆ As a courtesy mow your yard from driveway to driveway. You won't have two different heights of lawn if you and your neighbor do not mow on the same day.

Note: You are responsible for the entire perimeter of your property. **If it is outside your fence it is still yours to maintain.** We are seeing a lot of weeds growing in these strips. Another common area that is neglected is where properties come together. The conscientious owner on one side may maintain theirs, but the other does not. This is the responsibility of both homes to mow and keep weed free. It is part of the landscape.

EXTERIOR HOUSE PAINTING

- ◆ If you are planning to paint your home, refer to the guidelines on the website.
- ◆ You must submit an Architectural Control Committee (ACC) Form and receive approval **BEFORE** you begin. Repainting the same color is not OK without an ACC Form approval.
- ◆ There is a list of approved exterior paint colors on our website and on the RealManage Portal for you to choose from.
- ◆ Using unapproved colors can result in repainting at your own expense. We have an agreement with Sherwin Williams where Campus Highlands residents receive a discount. It is fine if you elect to use another brand, but it must be color matched to the Sherwin Williams approved colors.



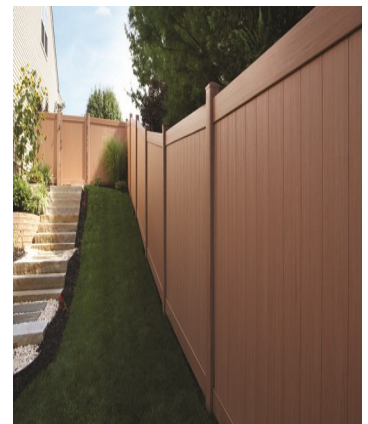
ROOFING

- ◆ If you are planning to re-roof your home, refer to the guidelines on the website. You must submit an Architectural Control Committee (ACC) Form and receive approval **BEFORE** you begin.
- ◆ The Board added Malarkey Windsor brand roofing materials in 5 colors to the approved list. You can view these on our website under “Rules and Documents” along with our other options of CertainTeed and GAF.



FENCING

- ◆ If you are planning to put up a new fence or stain an existing one refer to the guidelines on the website. You must submit an Architectural Control Committee (ACC) Form and receive approval **BEFORE** you put in a new fence.
- ◆ Sherwin Williams SuperDeck Stain in Clear Cedar (for new fences) and Solid Cedar (for existing fences) are the only two choices that are approved. If you stain your fence with one of these, you do not need to submit an ACC form.
- ◆ Fences are to be repaired following the specs located on our website. You must use the same design and type of lumber. If the new section or gate does not match then you should stain the entire fence so the appearance is consistent.



Campus Highlands Board Members	RealManage Customer Service
Patti Dahl - Vice President & Secretary	Phone: 866-473-2573
Don King - Appointed Director	Email: Campus@ciramail.com
Kira Kuetgens - Treasurer	Property Manager: Dawn Blount
Becky Vacanti - Appointed Director	Assistant Manager: Wanda Stevens
Geri Watt - Director	

VEHICLE & STREET PARKING

- ◆ Parking near a corner poses a safety hazard when cars cannot see to exit or enter a street causing them to veer into the opposite lane.
- ◆ Islands are not for parking cars around.
- ◆ Vehicles with advertising or company logos cannot be visible to the street.