

Message From The Board

Spring has brought many challenges to Campus Highlands residents. HOA dues were invoiced in January. As of March 24, 18 homeowners continue to be de-

linquent in their dues. We realize some of you may be facing financial hardships. If you are unable to pay your dues, please contact Real-Manage immediately.

Monthly property inspections will

continue as we are still required to enforce property violations, even in difficult times. If you have questions about a violation letter,

(Continued on page 2)

Reminders

Spring Is Just Around The Corner

The Campus Highlands CC&Rs and rules require the following from all homeowners, landlords and tenants:

- ◆ Mow and edge lawns.
- ◆ Weed flower beds, including the parts of your property that border your neighbor and/or the street. All dead weeds/shrubs need to be removed.
- ◆ Trim shrubs and trees. Ensure none are blocking the views of cars turning corners. Trim branches so house numbers are visible from the street.
- ◆ Roofs and driveways should be moss-free.
- ◆ Lawns should receive fertilizer, moss and weed treatments.
- ◆ Lawns are to be watered and kept green.
- ◆ Hoses are not to be left out after watering.
- ◆ Exterior of gutters are to be

kept clean.

- ◆ Repair fencing. Stain if needed per guidelines posted on the website.

Keeping your home maintained makes a significant difference in its appearance, and these covenants are legally binding. Noncompliance will result in fines of \$500 for each unresolved violation.

Painting, Fences and Roofing

- ◆ Beginning with the April property inspection, the Board will

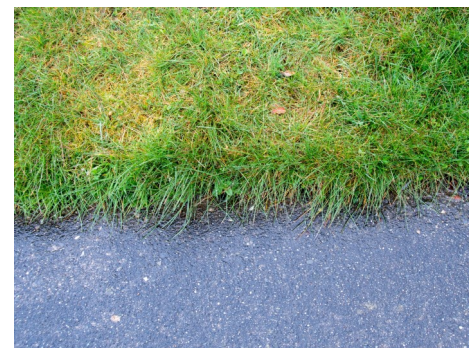
again be looking at fences that need to be re-stained, and houses that need painting. We have an agreement with Sherwin Williams, and Campus Highlands residents can receive a discount. If you elect to use another brand, it must be color-matched to the Sherwin Williams color.

- ◆ **No work can be permitted without first completing an ACC form**, available for

(Continued on page 2)



Proper edging



No edging

Message From The Board (continued)

(Continued from page 1)

you can contact RealManage via the owner portal, or call them directly.

If you are new to Campus Highlands and were not made aware of

Exterior Projects

All exterior projects (e.g., painting, roofing, fence staining) must have an ACC form submitted **and** approved before starting any work. This is clearly outlined in the HOA covenants, and failure to do so can result in having to re-paint your home or reroof at your expense.

Only the approved colors, stains and materials listed on the HOA website are allowed.

[www.campushighlandshoa.net]

Spring (continued)

(Continued from page 1)

download from the website. Failure to adhere to the HOA requirements can result in requiring the owner to re-paint or re-roof at their own expense.

or given the HOA Covenants, Rules & Regulations by your realtor or landlord, please visit our website

www.campushighlandshoa.net

where you can read them (under Documents). It is important for everyone to understand the covenants.

Violation Letter Clarification Rule

Enclosed with this newsletter is the recently approved Violation **Letter Clarification**. All homeowners and tenants should read the rule change as it affects the frequency of violation letters. The intent of this rule is to provide more consistency for the issuance of violation letters, and expectations for owners to respond. If an owner does not remedy the violation or respond to RealManage with the scheduled timeframe, a \$20 fee will be assessed for each subsequent letter for the same violation. This is to offset the cost of repeatedly sending letters to owners who only comply after multiple letters, and will save the HOA a significant amount of money that can be used for community landscape projects.

New Roofing Brand

The Board added Malarkey Windsor of roofing materials to the Approved List (available on our website). There are 5 color choices:

- ◆ Storm grey
- ◆ Midnight black
- ◆ Weathered wood
- ◆ Heather
- ◆ Antique brown

Pictures are posted on the website (under "Rules and Documents").

Annual Meeting

The next Annual Meeting is tentatively schedule for May 26 at Sherwood Forest Elementary, at 7:00 p.m. There will be 2 Board vacancies needing to be filled. If you have questions about being on the Board, please reach out to Dawn Blount.

However, with the current COVID-19 mandate, this meeting may not be possible.

Information regarding the meeting will be updated on our website. Check back regularly for updates.

Campus Highlands Board of Directors

Seth Eisenberg
Patti Dahl
Geri Watt
Kira Kuetgens
Gloria Ibarra

RealManage Customer Service is 866-473-2573

Campus@ciramail.com

Property Manager: Dawn Blount
Assistant Manager: Wanda Stevens