



Message From The Board

As previously mentioned, the Board voted in September to terminate our management contract with Targa and move to RealManage. Their contact information is at the

end of this newsletter. All homeowners have access to their web portal which provides information about your account. You will also be able to see any violations posted there and can com-

municate directly with our Property Manager, Dawn Blount. Information should have been sent by RealManage regarding the portal.

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Reminders

Holiday Decorations

Christmas decorations are allowed until January 31st. This includes wreaths on the door, decorations on the lawn and lights. For all other holidays, such as St. Patrick's Day, Easter, and Halloween, decorations are to be put away one week after the holiday.

Trash Containers

Containers are to be stored from sight of adjacent properties and roadways. The only time they are allowed to be visible is for trash pick up. The Covenants state they can be set out on Sunday after 6:00 PM and must be put away on Monday by 8:00 PM. This is a 14 hour window.

Dogs

Article 10, Section 4 of the CC&R prohibits noxious or offensive activity, annoyance or nuisance to other owners. This includes barking dogs.

Parking

Under no circumstances are cars to be parked on sidewalks.

Each home may park one vehicle on the street in front of their property. Attempts must be made to park your cars in your garage and driveway first.

Exterior Projects

As has been mentioned in the past 4 newsletters, 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 repaint

We have 2 dozen islands in our development. These are not to be used as routine parking spaces. They can be used for guest parking as long as they do not make it difficult for a homeowner to exit their driveway. They are not to be used for overnight parking.

Specific Information Regarding Rental Homes

While not true in every case, the HOA has had continued problems with several rental properties. All tenants and owners should be aware of the following provision in the

your home or reroof at your expense. Only the approved colors, stains and materials listed on the HOA website are allowed. [www.campushighlandshoa.net]

CC&R: In the case of repeated, unresolved violations of the governing documents by a tenant who has received at least 3 notices of violation,

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Rentals (continued)

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and the tenant or owner has refused or failed to comply, the owner upon written request from the HOA, will commence an eviction proceeding against the tenant and prosecute it to completion and eviction of that tenant.

Dues

Owners should have received the January statement from RealManage for the first half of the 2020 HOA dues.

As discussed in the recent 2020 Budget Ratification Meeting, dues have increased slightly to \$140 (twice annually.) You can set up an electronic payment via the instructions on the statement.

The new budget includes funding for more community improvements and for legal services as we attempt to get chronically severe out of compliance properties up to community standards.



Campus Highlands Board of Directors

Seth Eisenberg
Patti Dahl
Geri Watt
Kira Kuetgens
Gloria Ibarra

Violation Letters

If a homeowner fails to respond to the 3rd violation letter by either correcting the issue within the time specified or by contacting RealManage with a committed timeline to resolve the issue, the owner will be fined \$500 per the CC&R every 14 or 30 days (depending on the type of issue). All unpaid fines are being turned over to collections. Owners have a right to be heard by the Board and dispute a fine. Contact RealManage for more information.

Message From The Board (continued)

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Campus Highlands has covenants in place and we are enforcing them. RealManage is taking photos of violations to include with their letters so owners can see exactly what they are seeing during the monthly inspections. They are extremely efficient in record keeping, documentation and knowledgeable of our covenants and the rules.

If you receive a letter, we suggest you comply with the request. A \$500/month fine for each violation can add up quickly. It would benefit you to consider hiring a landscape service if you cannot mow and edge your lawns, keep the beds weed free and prune your shrubs and trees. This is a requirement to live here and will be strictly enforced.

Some issues cannot be easily identified, (e.g., continuously barking dogs, cars clogging the streets and parked on sidewalks, or illegal activities happening on a block.) We need homeowners to notify the RealManage so steps can be taken to remedy the situation if it is within our power to do so.

If you are new to Campus Highlands and were not made aware of or given the HOA Covenants, Rules & Regulations by your Realtor or Landlord, please go to our website www.campushighlandshoa.net where you can read them (under Documents). It is important for every Homeowner, Landlord and Tenant to know and understand the covenants.

Thank you to all in Campus Highlands who follow the rules and maintain their homes and property the way it is meant to be.

RealManage Customer Service is 866-473-2573

Campus@ciemail.com

Property Manager: Dawn Blount

Assistant Manager: Wanda Stevens