



Campus Highlands

Volume 2, Issue 1

www.campushighlandshoa.net

March 2019

Message From The Board

Welcome to the first Campus Highlands newsletter of 2019. Although it has been a while since the last newsletter was published, the Board decided to make it a

priority as a method of communicating with homeowners.

We have also taken over management of our website, (www.campushighlandshoa.net) and have been busy updating the content. Please visit the site for all official infor-

mation and to obtain many important documents. If you have suggestions or questions, let us know by contacting our (new) property manager **Correna Hill** at Targa Real Estate Services by calling 253-952-2242.

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.
- ◆ Repair fencing. Stain if needed per guidelines posted on the website.
- ◆ Roofs and driveways should be moss-free.

- ◆ Lawns should receive fertilizer and anti-weed treatments.
- ◆ Lawns are to be watered and kept green.
- ◆ Hoses are not to be left out after watering.
- ◆ Outside of gutters should be kept clean.

Painting, Fences and Roofing

Beginning with the March property inspection, the Board will be looking at fences that need to be re-stained, and houses that need painting. We have an account set up with Sherwin Williams, who has all of the approved colors on file. If you elect to use another brand, it must be color-

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Owner / Landlord & Tenant Occupancy Form

It is important for the management company to have accurate contact information for all homes within the association. The information is vital in in case there are issues or questions about a specific property. The *Homeowner / Landlord & Tenant Occupancy form* was included with the January HOA Dues state-

ment mailed in January and was expected to be returned to Targa by January 31st.

If you have not yet completed and returned the form, please do so as soon as possible. **Failure to return the form by the end of March will result in fines.**

Spring!

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matched to the Sherwin Williams color. **No work can be permitted without first completing an ACC form**, available for download from the website or by visiting Targa. Information on approved paint colors and roof choices can be found on our website. Failure to adhere to the HOA requirements can result in requiring the owner to re-paint or re-roof at their own expense.

Annual HOA Meeting

The Annual Meeting will be held at **Sherwood Forest Elementary School**. Date and time: To be announced. Come learn what is happening in Campus Highlands. Bring your questions/concerns and vote for new Board positions. Refreshments & Prizes!

Neighborhood Walkers

When you are taking a stroll along our sidewalks, consider taking some gloves and a plastic bag. That way, if you see garbage on the ground you can pick it up. What an easy way to help maintain our lovely community!

ACC Forms

Home exterior changes that can include new paint; new roofs; new fencing; re-staining of existing fencing; removal of trees, etc. are not to begin without submitting the Architectural Control Committee (ACC) Form (available to download from website or visiting Targa). Work cannot begin until **after receiving written approval**. If there is not an approved ACC form on file and the change does not follow the HOA guidelines the owner will be required to correct the change at their own expense. Go to www.campushighlandshoa.net to see **approved** roofing, fencing and paint selections.

Violation Letters

If a homeowner fails to respond to a violation letter by 1) taking care of the issue within 30 days of receipt of the letter or 2) contacting Targa with a committed timeline to take resolve the issue within 10 days of receipt of the letter, the owner will be fined and /or turned over to the association's Attorney. All unpaid fines are sent to collections.

Dues Update

Dues are set up to be paid twice a year: \$125 in January and \$125 in July. Without dues, the HOA would be unable to continue neighborhood maintenance and other projects. Late fees and interest are added to unpaid dues, and those that are past-due for 12 months are sent to collections. If you are having problems paying, please contact Targa as soon as possible.



Flyers will be posted on mailboxes, and newspaper ads will be placed for the **3rd Annual Community Garage Sale**. This year it will be held on July 14-16, so mark your calendars! This is the perfect opportunity to clean out your closet or garage and make a little money at the same time!

Volunteers?

Are there any organizations (Boy Scouts, Girl Scouts, Church youth groups) you know of who might like to volunteer their services to clean the mailboxes in Campus Highlands? Let us know!

Property Manager

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