



## SPRING IS IN THE AIR

After some snow and ice, and lots of cold temperatures this winter, the sunny and warm days of spring are a welcome change. Winter was rather rough on the all the yards and landscaping in Highwoods! The front entrance is getting back into shape thanks to our landscapers: Madison Planting and Design Group. The repaving of the neighborhood streets should begin in the next month or so according to Gerald Steen, our county supervisor, and Mayor Mary. The county and the city are going 50/50 on the funding to repave our streets. We are on the list right behind Sandalwood Subdivision streets that are being paved currently. Thanks to the HOA board and neighbors who have worked so hard to keep paving our streets on the priority list for the county and city.

The annual Homeowners Meeting was held in February (thanks to the covenant change last year, we were able to move the annual meeting from May to February). What a great turnout! We had quite a few new neighbors in attendance, as well as familiar faces. The minutes from the meeting will be emailed separately. The primary topics of discussion were

- front entrance and the possibility of updating the look in the next year or two
- landscaping maintenance expenses
- repaving the streets
- covenant violations and enforcing the covenants
- roaming cats and barking dogs

The course of action for these topics as discussed by the HOA Board of Directors at a board meeting this month:

- Front entrance could use some updating; however the current year budget will not cover the expense without depleting our bank account, the option to make changes possibly next year will be researched. (The cameras and fence replacement in recent years were expensive).
- The board is happy with MPDG's work on the landscape at the front entrance. They are responsive to our requests and fulfill our agreement. However, we will request bids from landscapers to attempt to reduce the landscaping costs. MPDG was the lowest bid from licensed and insured landscapers the last time we asked for bids in January 2017.
- Supervisor Steen has continued to update Trey and Winky on the street paving progress. Possibly starting as early as April.
- Board will begin driving through Highwoods to record covenant violations as was mentioned in the Fall 2017 newsletter. Violations will be recorded and homeowners notified via an initial email. ***If a response is not received*** to the violation email within 5 days, a letter will be mailed. Violations must be resolved promptly to avoid further action which could involve legal fees to be paid by the homeowner.
- Roaming cats are a nuisance in the neighborhood. Most have no identifying tags, leave behind dead birds, tear up garden beds and stink up yards. Homeowners are allowed to set up traps to catch roaming animals. Animal control will come collect the animal. 601-856-6111 Barking dogs are a nuisance. Don't leave them outside disturbing your neighbors.

## WELCOME TO OUR NEW NEIGHBORS

Charles and Angela Brown 118 Highwoods Blvd

Joel and Elizabeth Richardson 105 Silvertree Xing



All annual assessments have been collected for 2018. Thanks for the prompt payments!



Special thanks to **Dick Larget**, our 1-man welcoming committee, who makes sure all our new neighbors receive a personal welcome and fruit basket.

Remember any exterior changes to your house (paint colors, roof, fence, tree removal, adding structures) likely need HOA approval. An email will be answered promptly so your project is not delayed. Many exterior projects require City of Madison permits and they will require a letter from the HOA. If you are unsure if you need approval or a city permit, please contact the HOA board prior to beginning your project or making a color change to avoid unnecessary expenses.

After a harsh winter, our neighborhood yards need some attention. Cleaning up leaves and branches, trimming and edging, weed and feed and grass seed will go a long way to helping yards look neat and green.

*The Homeowners Association Board of Directors is elected annually at the Annual Association Meeting. The Board is tasked with enforcing the covenants that have been established to maintain the value of our homes in the Highwoods of Madison. The members of the Board of Directors are all volunteers who give their time to protect your investment. Should you receive correspondence from the HOA, a quick response is the first step in resolving an issue. Nearly all notices of covenant violations can be resolved with an email or phone call explaining your situation and course of action to resolve the matter. Communication is the key to avoiding potential legal fees due to failure to respond to a notice. Homeowners are given multiple opportunities to solve an issue prior to the board seeking attorney intervention (HOA will email and mail letters first). Should the HOA notices be ignored and the attorney be contacted to send a notice, the homeowner will be responsible for attorney fees to resolve covenant violations. All homeowners are responsible for being familiar with the HOA covenants. The HOA covenants are available to all homeowners upon request (and are provided to all new homeowners upon their arrival to the neighborhood).*

### Highwoods of Madison Board of Directors 2018-2019

Trey Tracy, President 601-397-1446  
Winky Newman, Vice-President 601-594-6682  
Patricia Bynum, Secretary 601-842-2421  
Marty Prater, Treasurer 601-955-1606  
Lisa Thompson, Member 601-209-2355  
Josh Dennis, Member 601-497-0332

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# Highwoods FYI

- Approval from Architectural Review Committee for most exterior projects. Examples include roof replacement, adding fencing, adding exterior structures to your yard if they can be viewed from the streets/sidewalks, exterior house colors, removing trees. This is not an exhaustive list and failure to obtain approval will slow your project down. (Note: all roofers should know you are required to have a permit from the City of Madison to replace a roof and to obtain that permit a letter from the HOA is required. HOA will not provide the contractor a letter of approval. The homeowner must request the approval letter from the HOA.)
- Pets must be on leashes per City of Madison leash laws. Roaming animals can be picked up by **Animal Control 601-856-6111**
- Covenants require that yards be maintained. This includes edging, cleaning up leaves and debris, repairing broken fences, keeping shrubbery and trees trimmed, grass cut and grass growing and weeds treated.
- Do not blow leaves, grass clippings, pine straw, etc. into the street or the storm drains. Large branches (up to 6' lengths) will be picked up from the curb. If you have a large number of yard debris bags, keep them off the street while waiting for trash pickup.
- Stop at all stop signs. Madison Police do patrol the neighborhood for violators and they will hand out tickets.
- Homeowners are not allowed to park on the street overnight. This is reserved for the occasional overnight guest. Parking on sidewalks is prohibited by the City of Madison and you can be ticketed.
- Recreational vehicles, boats, trailers, etc. are not allowed to be parked in your yard or driveway for an extended period of time. Overnight is okay but more than a few days is not allowed.
- Covenant violations are dealt with initially with an email or letter. If no response is received to the initial contact, a second letter is sent via mail. Should there still be no response, ***the third letter will come from the HOA attorney and it will incur legal expenses for the homeowner.*** The HOA will pay the lawyer but the homeowner, per the covenants, will reimburse the HOA for legal fees to enforce the covenants. Generally a letter from the attorney will run a homeowner a minimum of \$157 in legal fees. The Board is more than happy to avoid legal fees so please respond to any letters/emails promptly.
- If you have not joined Nextdoor or are not receiving emails from the HOA, please contact us at [HighwoodsMadison@gmail.com](mailto:HighwoodsMadison@gmail.com) so you can be included in all future correspondence.