



Highwoods of Madison Homeowner's Association Newsletter



Spring 2022

Spring has sprung! Flowers and trees are blooming. Grass is growing fast. Hopefully, we are past the worst of the yellow pollen on everything. It has been a busy start to 2022 in Highwoods of Madison. In January, we collected assessments for the year. In February, we held our Annual Homeowner's Association Meeting. In March, the Board made the final decisions on implementing the new mailbox project in Highwoods. And finally in April, the mailbox project was underway and completed.

The last few weeks, neighbors have been out working on their yards. Cleaning up after the various spring storms and doing typical spring tasks in the yard. The timing of rain on the weekends has made it difficult for many working/schooling families to keep up with the grass cutting, but please keep up with yardwork. Mowing and edging are needed frequently this time of year and don't forget to weed the flower beds. The neighborhood looks beautiful when our homes' exteriors and yards are maintained. Remember: Pretty exteriors and yards boost home values.



Sadly, the 2022 annual meeting was once again virtual thanks to Covid concerns. It is not the same meeting everyone on a computer screen and we look forward to in-person meetings again in 2023. There was a good turnout virtually with 31 neighbors logging in. Another 28 neighbors sent in their proxy forms, so we met the requirement for a quorum (54 members of the 106 homes) and were able to vote in the Board of Directors and approve the annual budget. Proxy forms are sent every January with the assessment letters. It is important to submit your proxy if you will not attend the annual meeting (or if you think you will not make it to the meeting). Without a quorum to vote, the HOA cannot legally elect a Board of Directors or approve a budget so please send those back in each January if you do not plan to attend the meeting. If you show up at the meeting, your attendance is noted, and the proxy is discarded. We have 106 homeowners in Highwoods of Madison and are required to have 54 members attending and/or proxied to vote.



If you are interested in being more involved in the HOA, please let any of the board members know. Being on the Board is not the only way to be more involved in the neighborhood; you can plan a neighborhood event (picnic, social visit in a cul-de-sac, etc.), decorate the front entrance for holidays, implement projects the HOA oversees (like the mailboxes), or any other idea you might have, just contact the Board and we can explore the possibilities. Everyone on the Board of Directors is a volunteer and all have families, jobs and other commitments so new ideas and volunteers are always welcome.



Financial Update

Jan 1, 2022, bank balance \$18518

April 30, 2022, bank balance \$31,675

2022 Assessments collected

\$26,020 (106 homeowners x 245, plus one late fee)

Budgeted expenses in 2022

\$10,000 Mailbox updates

\$10,000 Landscape maintenance (mow, flowers, pine straw, weeds, trim)

\$1150 Utilities

\$2300 Insurance

\$2400 Misc. repairs

\$1300 Postage, PO box, benevolence fund, misc. supplies

HOA finances, projects and expected expenditures are discussed at the annual meeting each February. Attendees are provided with the annual budget and annual financial report at that meeting. Homeowners are encouraged to attend the annual meeting to give input and learn what is happening in the neighborhood, as well as, with our finances. Highwoods HOA does not utilize a company to maintain our funds. All assessments are collected by the HOA Treasurer and the bank account is managed by the elected HOA Board. The HOA Board is bonded and insured. All Board members are volunteers and are not compensated for their time, so every penny paid in assessments is used in our neighborhood.

The Treasurer can provide financial information to homeowners, upon request, throughout the year. Email your request to highwoodsmadison@gmail.com



Highwoods newest neighbors:

Matthew and Caitlyn Cameron
146 Highwoods Blvd

Hannah Farmer
129 Silvertree Xing

John and Laura Heniken
112 Spindlewood

Jonathan and Jessica Van Hooser
109 Spindlewood



Thanks to Foster Jordan with Paramount Outdoor Living

He painted all the mailbox posts in the neighborhood, replaced the boxes and installed the new numbers. He even welded a few and straightened some posts.

His company does outdoor lighting, irrigation and mosquito control. If you have a project, give him a call, or visit his website:

www.paramountoutdoorliving.com

601-573-9073

Have you tried our Facebook page for recommendations or helping to find a lost pet? Only current neighbors can see posts on our private group. You must be approved to join the group. Search FB for **Highwoods of Madison HOA** and apply for membership.



Highwoods HOA Board of Directors 2022

highwoodsmadison@gmail.com

 Highwoods of Madison HOA is on Facebook
<https://www.facebook.com/groups/4202553573127749/>

President

Jason Dare
134 Highwoods Blvd
601-573-7580

Vice President

Winky Newman
142 Highwoods Blvd
601-594-6682

Secretary

J Nelson
120 Woodberry Place
601-574-0900

Treasurer

Marty Prater
141 Silvertree Xing
601-955-1606

Board Member

Lisa Thompson
124 Silvertree Xing
601-209-2355

Board Member

Leigh Avara
128 Spindlewood
601-214-7420



Covenants, By-laws, and Architectural Guidelines are emailed to all new homeowners, but all homeowners should review them periodically. You can download the Covenants, By-laws, and Architectural Guidelines on our website highwoodsofmadison.com or contact the Board for an emailed copy: highwoodsmadison@gmail.com

Covenant Highlights

These are the most often cited covenant violations. Keep them in mind when parking, doing outdoor projects and yard maintenance. If you just aren't sure, check with the Board. Emails usually receive a reply the same day.

- **Personal vehicles must be parked on your driveway or in your garage.** Homeowners are not allowed to park on sidewalks or in the yard at any time. Vehicles are also not allowed to park *on the streets overnight*. The occasional overnight guest parking on the street is allowed but frequent on-street parking is prohibited.
- **Parking of recreational vehicles and trailers in your front yard and driveway is prohibited.** The occasional overnight when coming home from a long day of fun is ok but more than that violates covenants.
- **Yard maintenance is required.** This includes edging of sidewalks and driveways, removing weeds, maintaining flower beds and bushes, raking leaves. If you are unable to keep up with your yard, checkout Facebook and Nextdoor for neighbors or businesses who might be able to help with your yardwork.
- **Exterior home maintenance is required.** Gutters should be kept clean and in good repair if they are present. Chipped paint should be addressed. (*a change in paint color requires HOA approval*). Damaged shutters, sagging fences, missing fence pickets, garage doors, etc. should be repaired promptly.
- **Exterior changes to your home and landscaping require HOA-ARC approval.** If you are changing paint colors, removing trees, adding a fence, replacing a roof or any project that can be seen from the street, please contact the HOA prior to starting your project. The Architectural Review Committee usually provide responses the same day. A quick email exchange can keep your project on track. Some projects (like a new roof) require a letter from the HOA to obtain a permit from the City of Madison. All reputable roofers in the area are aware of this requirement. If your roofer does not mention the permit, consider a different roofer. Requests directly from a contractor *will not* be accepted. *All requests must come from the homeowner.*

What happens if a homeowner violates the HOA Covenants?

Violations are brought to the homeowner's attention with a phone call, email, or letter. Occasionally, a Board member might stop by and talk to the homeowner in person. If no response is received to the initial contact, a second letter is sent via US Mail. Should there be no response to the letter, a third letter will be sent from the HOA attorney and the homeowner will incur legal expenses. Legal fees start at \$160.00. The HOA will pay the attorney, but the homeowner, *per covenants*, will reimburse the HOA for **all** legal fees incurred to enforce the covenants.

The Board prefers to avoid legal fees so please respond to any letters/emails promptly. Generally, 10 days to a week are given to comply with covenants. Extenuating circumstances (illness, injury, etc.) are dealt with on a case-by-case basis if the HOA is notified. Simply failing to acknowledge HOA correspondence in a timely manner does not eliminate homeowner obligation to comply with the covenants.