



HIGHWOODS OF MADISON

LET THE SUN SHINE!

Hello neighbors, the spring rains have slowed everything down outside but the weeds! Even the spring newsletter is more of an almost summer newsletter.

Our annual Homeowners Meeting was held in February and we had a great turnout. Thanks to all who attended or sent in their proxies. The primary topics of discussion were

- front entrance and the possibility of updating the look in the next year or two
- landscaping maintenance expenses
- covenant violations and enforcing the covenants
- roaming cats and barking dogs
- the AT&T fiber installation and the mess they left behind.

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

- Front entrance could use some updating; we will begin looking into new landscape lighting, new landscaper quotes for next year (contract runs thru the end of 2019), looking at prices to clean and update the front entrance sign, update some of the plants at the front entrance. We are rebuilding the bank account after the camera and fence installation the last two years. The assessment increase for 2019 will help but a second increase for 2020 would help pay for all these future projects. **Note: Please see the article on page 3 about the fire at the front entrance which may change our plans for improvements this year.**
- Board will continue driving through Highwoods to record covenant violations as was mentioned several times over the last two years. 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.
- Thank you to Wanda Foshee for working with the City of Madison regarding the damages done by the AT&T installers.

We have a website! Thanks to our neighbor Josh Dennis for all his work in setting up the website. You can find contact info for the HOA, as well as, the covenants, by-laws and architectural guidelines. You can even send an email straight for the website.

www.highwoodsofmadison.com

All annual assessments have been collected for 2019. Thanks for the prompt payments!

After a harsh winter and so much spring rain, 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.

Reminder: Covenants require homeowners to keep their yards maintained.

WELCOME TO OUR NEW NEIGHBORS

David and Martye Bowman 110 Evergreen Ct



Special thanks to Dick Largel, our 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.



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/Secretary 601-594-6682
Marty Prater, Treasurer 601-955-1606
Josh Dennis, Director 601-497-0332
J. Nelson, Director 662-574-0900
Lisa Thompson, Director 601-209-2355
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Spring Fire



April 7, 2019



May 14, 2019

The April showers brought a lot of thunder and lightning this year. On April 6th, lightning struck a tree and started a fire at the front entrance by our electrical panel for the lighting, cameras and irrigation (south side fence on Highwoods Blvd). The fire department and Entergy were on the scene and no one was injured but there was damage to the fence and electric panel and the homeowners lost two trees and a wooden deck. We lost one panel of the fence and the fence enclosure for the utilities. Due to all the work required, it was decided to hold off replacing the fence panel until all the digging was completed by Entergy, the electrician and the irrigation company. After a month, we can see the end in sight and should have a repaired fence in the next week or so.

Entergy installed a new meter and then had to do some additional work at the transformer because the fire resulted in a power surge damaging the connection from the meter to the transformer. The electrician installed a whole new panel, breakers, sensors for the lighting and an outlet for the new irrigation controller. The irrigation company installed a new controller last week and this week will be determining what repairs are needed on the various zones since most of the wiring and connections at the controller were damaged by the fire.

On a positive note, the cameras are working again with no repairs needed! The landscape lights are on (for the most part). We will hold off on repairs to individual front entrance landscape lights until we have a final tally of the expenses for all the various repairs. Our hope is when all the bills from the fire are paid, there will still be enough left to start on the landscape lighting replacement this year without depleting the bank account. Otherwise, lighting will be at the top of the list for 2020 improvements.

The Board has decided to research property insurance for our cameras, fence, lighting, irrigation and the monuments at the entrance. The HOA has never had property insurance (we do have general liability insurance but not property insurance) so all the damages from the fire are being paid by the HOA.

Neighborhood info (not just HOA info) is available thru the Nextdoor App. HOA info is also sent via email. If you are not connected, please email the HOA at HighwoodsMadison@gmail.com

Highwoods FYI

- 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, as well as treating weeds. We know this is a challenge this spring with so much rain on the weekends but please attend to your yard maintenance.
- While on the topic of yards.... Remember, 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. If your branches are not cut down to small 6' lengths, the regular trash collectors will NOT pick them up. For large piles, the claw truck will be around and that takes several weeks sometimes. Contact Madison Public Works at 601-856-8958
- Garbage cans and trash should not be placed at the curb for pickup any earlier than the night before regularly scheduled pickup (Monday and Thursday night); This does not include yard debris. Garbage can should be stored out of sight from the street the same day as garbage collection. If you are going to be out of town, please have someone return your garbage cans to their storage location.
- 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**
- 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. Also please avoid parking or driving on the grass between the street and the sidewalk. There has been a lot of damage to the grassy area with all the rain making the ground so soft.
- 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.