

October 2019



Madison, Mississippi

Highwoods Homeowners Association



Letter from the President

Dear Neighbors,

It is hard to believe we are now into the Fall season, despite what the temperatures are. That means a busy school year is under way along with football games, hunting and fun. What started out as a wet and mild summer turned very hot and dry. I appreciate everyone who took the time to keep their properties properly maintained this summer.

Please do not let the fall and winter be a time to slack off. Covenants are enforced year-round. Therefore, please be sure you are taking time throughout the coming months to keep your property maintained. Some of the issues we regularly deal with are discussed throughout this newsletter. Remember we all are Highwoods of Madison and each of us has a part to keep it a desirable neighborhood. While we do not like having to deal with violations, it is a necessity from time-to-time. That being said, please understand we are doing this to protect everyone's investment and safety.

The Highwoods Board of Directors recently held a routine meeting to discuss a few topics. One of the topics was regarding solar panels. A motion was made and unanimously adopted, under the authority of the bylaws and covenants, that the placement of solar panels on any part of one's roof or in view of the street will not be permitted. Solar panels placed in the backyard, out of street view will be considered, so long as it does not cause a nuisance for your surrounding neighbors.

Be sure to mark your calendars for our annual homeowners meeting: Thursday, February 13, 2020, from 6:00 - 7:00 p.m. at the Madison Justice Complex (same building as police department). This is a great opportunity for you to take part in the neighborhood by meeting your fellow neighbors and letting your voice be heard. If the Board of Directors can volunteer its time throughout the year, surely you can give one hour.

If you have any questions or concerns at anytime throughout the year, please feel free to email highwoodsmadison@gmail.com or contact one of the Board members directly.

Again, thank you for making Highwoods of Madison a safe and reputable neighborhood.

Sincerely,

Trey Tracy, President

Highwoods of Madison



Assessment letters will be mailed
January 1st.

Assessments are due
January 31st
to avoid a late fee.

Reminders are posted
on Next Door
and sent via email.

If you are not receiving email,
please send an email to
Highwoodsmadison@gmail.com

**HOA Annual Meeting
Thursday February 13th
6-7pm**

**Madison Justice Complex
Same location as last year.
(Across from Rosa Scott
HighSchool and the same
building as the police
department.**



HOA Finances



2020 Assessments \$215.00

Annual assessments were stagnant for 5 years. So last year a slight increase was added raising the yearly rate from \$180 to \$198. This year another small increase will be added bringing our annual assessments to \$215. The Board has determined that this additional increase to the annual assessment is needed to keep up with the increase in expenses and to budget for future projects. The covenants allow for up to a **10% increase per year** without a vote, Article IV, Section 3(a); Increases over 10% per year require a full vote of the homeowners. Our new annual assessment will be \$215 beginning in January 2020. A final increase *may* be added in 2021 to bring our assessments to \$225. We do not anticipate another increase beyond that (at this time).

For 2019, our annual income was \$20,988 (106 homeowners x \$198). This income pays for our front entrance landscaping, insurance, electric and water bills, postage and PO Box rental, welcome baskets, and misc. repairs (usually electrical and sprinklers). In 2020 our anticipated income will be \$22,790.

The HOA intended to begin upgrades on the front entrance this past year but the fire caused by a lightning strike delayed that plan. It took several months, but everything at the front entrance is back in working order. The security cameras were not damaged, but the fence, irrigation and electrical panel all had to be replaced. The final cost of repairs was approximately \$5500.

Now we can once again focus on updating the front entrance appearance. We plan to seek bids for lighting as well as the landscaping. Replacing the lighting (39 regular landscape lights, 2 large landscape lights, 2 sconces and 1 monument sconce as well as wiring) will easily run about \$8,000-10,000. Updating the landscaping will be several thousand dollars as well. We plan to start requesting bids for the lighting and landscaping in the next few weeks. If you have a company to recommend, or ideas for the front entrance please contact the Board at highwoodsmadison@gmail.com

HOA finances, projects and expected expenditures are discussed at the annual meeting in February. Attendees are provided with the annual budget and annual financial report. The Board is more than happy to provide these documents to homeowners upon request. Please join us and give your input to your Homeowner's Association.

*Thank you to our neighbor, David Lyle, CPA!
David has been preparing our annual tax return
for quite a number of years free of charge!*



It's YOUR HOA

Interested in being more involved in the neighborhood? Have you thought about being part of the Board of Directors? Want to help plan a neighborhood activities or help decorate the front entrance for the holidays? Got an idea for a neighborhood activity or improvement?

Being on the Board of Directors is not a requirement to being involved in the HOA. Anyone can help with planning an activity, decorating the front entrance or just keeping an eye out on your street for unusual activity. But if you want to be a bit more involved, volunteer with the Board of Directors!

Highwoods homeowners volunteer to be on our board of directors for a term of 1 year beginning in February. The time commitment for serving on the Board varies throughout the year, but all of the current Boardmembers work full-time and have many other personal and family commitments while still helping to make Highwoods a great neighborhood.

*Email the HOA or call a board member to find out more about getting involved with your HOA or joining the Board. Elections will be held February 13th at the annual HOA meeting
Highwoodsmadison@gmail.com*

Common Covenant Issues

Covenants and by-laws are emailed to all new homeowners but all homeowners should review them periodically. Covenants and By-Laws can be found on our HOA website highwoodsofmadison.com

The most common items the Board encounters with covenant violations are parking on the street, yard maintenance, and trash cans left out. Covenant violations are dealt with initially by email or letter. The majority of the time homeowners comply quickly and no further action is required. However, if no response is received to the initial contact, a second letter is sent via email or letter. Should there still be no response, *the third letter will come from the HOA attorney and it will incur legal expenses for the homeowner.* Legal fees start at \$157. The HOA will pay the lawyer but the homeowner, per the covenants, will reimburse the HOA for legal fees to enforce the covenants.

The Board is more than happy to avoid legal fees so please respond to any letters/emails promptly. Any extenuating circumstances (illness, injury, etc) will be taken into account if the HOA is notified. However, simple failure to respond to the HOA letters in a timely manner does not eliminate a homeowner's obligation to adhere to the HOA covenants. Simply send an email to the HOA email or call a board member if you are contacted regarding a covenant violation.

- ❖ **Exterior changes to your home and landscaping probably require HOA 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. Usually a quick email exchange can keep your project on track. Some projects (like a new roof) require a letter from the HOA in order to obtain a permit from the City of Madison. All reputable roofers in the area are aware of this requirement. If your roofer doesn't mention the permit, consider a different roofer. Requests directly from contractor *will not* be accepted. All requests must come the homeowner.
- ❖ **Dead trees in your yard should be removed.** For safety reasons, please check your trees. Any dead trees or branches should be removed by a professional. A dead tree can be hazardous to your home or your neighbor's home. You could be liable if your dead tree falls on your neighbor's house. So before the winter winds roll in, contact a professional and have that dead tree removed. There are a number of recommendations on Nextdoor for tree removal companies. Healthy trees should not be removed without HOA approval.
- ❖ **Parking of recreational vehicles 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 sidewalks/driveways, removing weeds, maintaining flower beds and bushes, raking leaves. There are always businesses and neighborhood teens looking for yard jobs on Nextdoor if you don't have time to maintain your yard on your own this fall.
- ❖ **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.
- ❖ **Personal vehicles must be parked on your driveway or in your garage.** Homeowners are not allowed to park on the sidewalk or in the yard at any time or on the streets overnight. The occasional overnight guest parking on the street is allowed.

One Last Thought...

Our homes are probably the most expensive investment we will make. Both interior and exterior maintenance are vital to maintaining a home's value. Even if re-sale is not on the horizon for your situation, maintaining your home regularly is important to the long-term value of your home and our neighborhood.

A lack of maintenance on your home's exterior and upkeep of landscaping not only affects the value of your home but also affects the value of your neighbors' homes. So please, keep up with your yard work, clean your gutters, weed your flowerbeds, address peeling and faded paint, repair broken and sagging fences and dying shrubs and trees.

A little work throughout the year is easier and cheaper than major projects once in a while. If you don't have the time or desire to do the work, there are many people in the neighborhood who have kids looking for part time work and many neighbors have hired professionals who would give a recommendation. Just ask a neighbor! Look on Nextdoor! Maintain not only your home's value but make your home and Highwoods a welcoming place to visit and live.

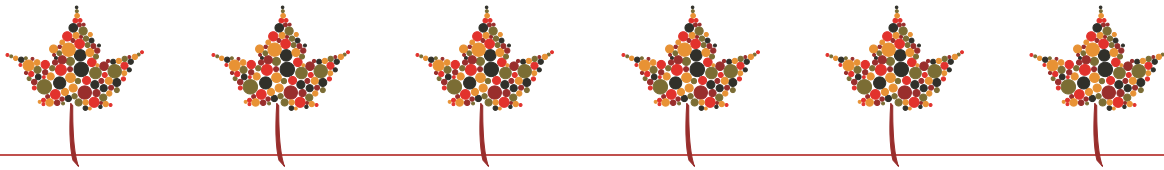


Welcome
to our new neighbors

Roderick Duncan
120 Silvertree Xing

Ali Firouzabadi and Mina Qubadi
209 Sycamore

Thank you to Dick
Largel who welcomes all
our new neighbors!!



HOA Board of Directors

Feb 2019-Feb 2020

President

Trey Tracy
112 Woodberry
601-397-1446

Vice-President/Secretary

Winky Newman
142 Highwoods Blvd
601-594-6682

Treasurer

Marty Prater
141 Silvertree Xing
601-955-1606

Members-A-large

Josh Dennis
213 Sycamore
601-497-0332

J. Nelson
120 Woodberry
662-574-0900

Lisa Thompson
124 Silvertree Xing
601-209-2355

Nancy Trimm
105 Spindlewood
601-940-0816

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