

Highlands News

March 2011

Hello Neighbors,

As you are aware, the previous Board of Directors passed the following Resolutions and Amendments:

- **Amended “Rules For New Construction, Additions and/or Maintenance on Any Lot in the Highlands Subdivision”**
- **Dues; Fencing; Outbuildings**
- **Lot Maintenance**

Please take a few minutes to read the entire, more detailed resolutions on the website (www.hhasti.org). They have been recorded in the official records of the St. Tammany Parish Clerk of Court and are now part of the Highlands Restrictive Covenants. Lot Maintenance particularly in the coming months is one that we need to focus on. As most of you know, we have had a few recent mishaps with burning in our subdivision. Everyone was very fortunate in both incidents, however; they both came very close to houses. This is just one reason it is so important to keep these lots maintained.

Also, an extremely important safety issue that needs to be taken very serious is the posted **25 mph speed limit**. Unfortunately, a large amount of the violators are our fellow neighbors. We have quite a few young kids, as well as adults, walking and riding around the subdivision and the speeding has become a major problem. I am sure none of us want to see or be responsible for any injuries.

Extra patrol by the Sheriff’s Office has been request, to enforce the posted speed limit in The Highlands. Be advised, they WILL be issuing citations.

Roads

As you know, the Highlands Subdivision roads were adopted into the Parish in November 2009 with a commitment to repair and maintain them. As a result, the entrance gates were removed and Phase 1 of the road repairs was completed in December 2010. There were a few obstacles to overcome, causing a bit of a late start, but they removed the substandard ‘road’ and laid a good foundation and new, smooth road. Budget only allowed for the entrance to Tartan Trace as Phase 1, which was roughly \$200,000 but I think I speak for all of the homeowners, in saying that we are very happy for what they were able to do thus far. Mr. Cooper recently attended one of our Board Meetings with an update. He has already allocated approximately \$200,000 for Phase 2 in 2011. The plan is to begin Phase 2 around mid summer. We are not sure, as of yet, exactly what Phase 2 will entail, as Mr. Cooper is working to get more footage for the money, or “more bang for our buck”. In addition, Phase 3 will be done in 2012. In the meantime, he assured us that he will continue to have the pot holes temporarily filled.

Front Entrance

Over the last few months, we have had questions in regards to the painting of the fence along the entrance. As a majority vote of the Board of Directors, the decision was made to put it on the backburner for now. The fence was constructed using pressure treated wood, leaving no immediate concern. Once it is painted, it will then need to be maintained and re-painted annually. Painting a 1,900-ft. long fence will be costly. Unfortunately, we still have quite a bit of outstanding dues; therefore the expenditures have to be prioritized. We feel that there are more pressing issues at hand that need to be addressed and budgeted for.

As a result of several requests to consider replacing the 15 crape myrtles along the median section of the entrance, we have formed a Beautification Committee to choose a replacement tree or shrub. Therefore, you will soon see a beautiful, green, welcoming entrance year round.

Dues and Treasury Report

In January 2011 the Treasurer prepared and mailed out the 2011 Statement of HHASTI Account for every Member’s lot, including delinquent amounts owed, as well as amounts due through June 30, 2011. The statement detailed the amount owed for general dues and 2010 Lot maintenance fees. A list of all lots including dues status will be periodically updated and available on the website. This list also serves as a means for members to verify that their dues were credited. The 1st Quarter 2011 Report of the Treasury has also been added to the site.

Delinquent assessment notices in accordance with Article V, Section 6 of the Covenants have been sent out and liens have been, and will continue to be, filed in the St. Tammany Parish Clerk of Court records to recover the amount of any unpaid assessment, and lot maintenance fees, plus interest @ 12% accruing from date of delinquency, and all attorney’s costs and filing fees as stated in Article V, Sections 4, 5 and 6 of the Covenants. In addition to liens, we are preparing to place judgments on the owner if they continue to remain unpaid.