

Spring 2014

Highland Creek Estates Newsletter



for Highland Creek Estates and Highland Meadows homeowners

Around the neighborhood

Overnight, on street parking continues to be the biggest problem in our neighborhood. Not only does this effect your neighbors but it is in violation of the HOA bylaws. A common argument is that the streets in the subdivisions are city streets. Yes, the city of Keller does maintain our streets. But, through the HOA covenants and bylaws, the HOA is legally able to enforce tighter restrictions. This is not any different that other parts of the bylaws that cover items such as the type and color of roofing shingles, weeds in turf, type of fencing or prevent homeowners from enclosing garages. As with other HOA violations, fines can be assessed against a homeowner for violating the parking clause. For more information, you can reference section 7.6 Parking and Prohibited Vehicles. The covenants can be found on our website: <http://www.hmehoa.com>.

It is spring time and that means it is time for weeds to make their appearance. Nothing generates more excitement than receiving a weed violation. If you receive a weed violation notice and have already treated your yard, please send SBB management a email and let them know. The goal is treatment of weeds and not more notices.

In other news, the walking trail along the south end of Highland Creek Estates is being connected to the new North Richland Hills trail system that will extend over to Precinct Line road. The NRH trail is expected to be completed this summer. Trail maps are available on the NRH Parks and Trails web page.

Pool season is just around the corner. If you do not have a pool key, please contact SBB management. SBB handles assigning and collecting pool keys for the neighborhood. The number for SBB is in this newsletter and available on the community web site.

Garage sales are only permitted two weekends a year, at the end of April and September. The dates for 2014 are below.

2014 Community Garage Sales

Friday / Saturday— April 25 / 26

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Friday / Saturday—Sept 26 / 27

Reminder: These are the only times homeowners are permitted to hold garage sales.

2014 HOA Annual Meeting

April 9 @ 6:30 pm

Keller Police Department

Please join us April 9th for the Highland Creek Estates and Highland Meadows HOA annual meeting. During the meeting we will review the HOA finances, 2013 improvement projects and discuss plans for 2014.

The primary function that must be accomplished during the annual meeting is the election of board members. There are five positions on the board. Each board member is elected for a two year term. This year, two positions will be open. The election is for a place on the board and not a specific position. Positions such as President, Vice-President, etc. are decided by the board at the first meeting after the annual meeting.

We need 26 homeowners to attend or send in a proxy in order to have the meeting. If you cannot attend, please consider sending a proxy.

Architecture Committee

Each year homeowners make improvements to their homes, such as new paint, fences, adding a swimming pool or replacing a roof.

The Highland Meadows HOA has bylaws governing these activities. Before you do any exterior modifications, please visit the HMEHOA web site and print off and submit an Architecture Request form. When you submit

the form to SBB Management, your request will be logged and passed on to the ACC (Architecture Committee). The ACC will review the request. The committee may ask you for additional information, approve the request as submitted, approve with specific changes or deny the request.

The ACC has a long history of working with homeowners to

resolve any issues with a request. The ACC committee is charged with maintaining the neighborhood standards as described in the bylaws and covenants, so if you do an improvement without first submitting an ACC form, it could result in extra costs if the ACC requires changes after the work has started.

If you have any questions, you can email the ACC at architecturalcommittee@hmehoa.com.

www.hmehoa.com

2014

Swimming Pool Season

Opens May 1, 2014

Highland Meadows Contact Information

SBB Management

Highland Creek Estates and Highland Meadows are managed by SBB Management.

SBB Management Company, AAMC®
1670 Keller Parkway, Suite 110
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Our community contacts are:

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Highland Meadows Board of Directors:

President: George Heil
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Vice-President: David Teichmann
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Treasurer: Bob Apke
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