



Highland Woods Community News Letter Spring 2012

This communiqué from your Association's Board of Directors is intended to provide all residents with visibility into what is happening at Highland Woods, and to supplement the Association's website (www.hwcondo.org) as a link to important and useful information. We also remind you that regular Board and committee meetings are open to all residents, and we encourage and appreciate your attendance and active participation in making Highland Woods a great place to live!

COMMUNITY CALENDAR

Spring Clean-up Dates

Spring has sprung early this year, and that means it's time for us to get out there and do a little "spring cleaning" to the grounds. The first volunteer work day took place on April 7. Thanks to the nine residents who contributed over 30 man-hours pulling weeds and eradicating buck thorn. There will be an additional clean-up outing on May 5 (May 12 in the event of rain). If you can help pick-up winter debris and pull some weeds, join us at the top of the Glenthistle Ct. Cul-de-sac, at 9am on the 5th. Bring a hand trowel if you have one, and work gloves are recommended. Thanks to the Land Stewardship Committee for organizing these activities.

Upcoming Board/ Committee Meetings

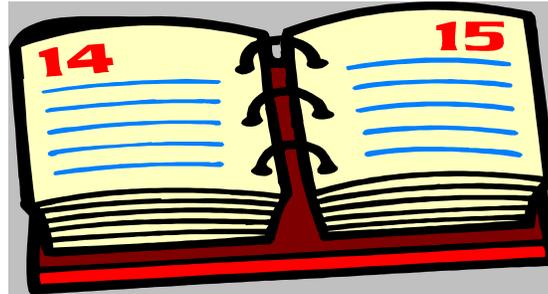
As a rule, the Board meets to conduct routine business at least once per quarter, but special circumstances may require more frequent meetings. The next regular meeting of the Board is scheduled for Tuesday, May 15 at Noodles and Company on University Ave. The next regular meeting of the Land Stewardship Committee will be held at 226 Glen Hollow Rd. and is scheduled for Wednesday, May 2 at 7pm. The Associations' Annual Meeting to present and approve the 2013 budget and elect the new board of directors occurs in the fall, but the specific date, time and location are yet to be determined. All residents are notified by email in advance of regular meetings, and all meeting dates are posted on the website.

LSC Education Series

The Land Stewardship Committee (LSC) is sponsoring a series of educational seminars in 2012. The first seminar, "Installing a Woodland Garden" was presented by Frank Hassler of Good Oaks LLC on March 15. Special thanks to Jim Tinjun for hosting the event in his home, which was attended by 15 Highland Woods neighbors. The second forum is targeted for late summer, topic and location still to be determined. If you have suggestions for information you would like to see covered, or can recommend an interesting speaker, please contact either Hayden McCann or John Schimmelman. A small honorarium is available to the speaker, and the LSC is seeking another volunteer to host the next gathering.

Summer Picnic

Please watch for information you will be receiving regarding the Highland Woods summer picnic. Last year's event was very well attended, and was over-flowing with good food and drink. The gathering provides a chance to get to know your neighbors, enjoy a casual outdoor meal, and experience some Highland Woods camaraderie! Date and location TBD, so stay tuned!!



LANDSCAPE AND GROUNDS

Woodland Remediation Update

The 2012 budget provides for the accumulation of reserve funds which will be used in 2013 to continue our woodland remediation efforts. Remediation focuses on the systematic removal of certain harmful, invasive species (i.e. Buck Thorn and Garlic Mustard), and the planting of native flora which will improve the health, beauty and sustainability of our woodland setting. Hands-on maintenance of the previously remediated areas is being accomplished through volunteer efforts. If you can help with some watering, the LSC is still seeking a volunteer to tend to the area adjacent 119 Glenthistle Rd. and behind 302 Glenthistle Ct. A \$50 stipend and digital watering timer will be provided.

Tree Maintenance

The 2012 Board of Directors has contracted Arborist Michael Roark to oversee the planning and implementation of tree maintenance at Highland Woods. A significant portion of the 2012 budget has been earmarked for the removal and trimming of trees that are either dead or hazardous to the community. Priorities for these activities have been established and mapped by Mr. Roark, and can be viewed by contacting either Prima Management or the LSC. The first set of tree removals will begin in mid-April, and owners are advised to be aware and stay clear of machinery (including a crane) which will be present during the removal of trees accessed via the Cul-de-sac on Glenthistle Ct. A second set of tree maintenance actions will be scheduled for later this summer.

Old Middleton Slope Update

Work to date on the Old Middleton Rd. slope has been limited to volunteer weeding and clean-up. The board of directors is currently pursuing competitive proposals for more extensive landscaping and basic drainage systems work that will be required to control erosion and protect the slope, per the formal recommendation(s) of the city of Madison. Once bids have been reviewed, a proposal

will be made by the Board for funding a project to improve the slope as part of the 2013 budget.

Mulch

We will once again be asking Alpine Landscaping to provide us with high quality mulch at a discounted price. While previously used city mulch was extremely low cost, it did not offer the rich color and purity that our current mulch provides. Keeping our grounds attractive by the use of deep toned mulch was identified as a resident priority in last year's landscape survey, as was better control of invasive species, which this mulch provides. Dates for mulching of selected common areas will be determined soon. If you are interested in obtaining similar mulch for your personal use, please contact Dylan Duhr at Prima Management for further guidance on pricing and availability.

Lawn Waste Pick-up

The board is currently working with Prima Management to identify regularly scheduled days for lawn waste pick-up. All residents will receive notification of the scheduled pick-up times, but until then, please try to keep the amount of spring waste accumulating at curb-side to a minimum by depositing waste in piles within designated guest parking areas. If we all remember to make an effort to combine the waste that is already along the road, we can keep our community neat and tidy!



NEWS AND NOTICES

2012 Budget and Operations Update

The Association is currently operating under budget for 2012, thanks in large part to the light snowfall we experienced over the winter months. Our funded reserves are now in excess of \$40,000, and the board is in discussion on setting priorities for the next generation of requisite capital improvements, including further woodlands remediation, mailbox replacement and repair/ replacement of curbs and gutters.

Hail Claim Update

All insurance proceeds paid to the Association pursuant to the Association's claim for hail losses sustained in the fall of 2010 have now been paid to all affected residents. If you have any open issue(s) relative to remaining repair work, please contact either your contractor directly, or Prima

Management, should you require additional assistance.

Insurance Change

The Board of Directors is in the process of revising our Association's insurance coverage, and we anticipate a new policy with adjusted coverage limits and deductible will take effect within the next several weeks. Complete and detailed information on this change will be distributed to all residents for review well in advance of the effective date of the new policy. The new policy will improve our overall coverage efficacy and dramatically reduce the cost of insurance to the Association.

Night Lighting Reminder

Residents are reminded that the Association's Rules and Regulations require residents to keep outdoor entryway lighting on during nighttime hours. This serves as a substitute for streetlights, and helps to keep our community a little safer for neighbors and visitors alike.

Architectural Committee

The Architectural Committee (AC) has been re-established, pursuant to section G of Highland Woods' Rules and Regulations. The AC reports to the Board, works closely with the property manager to monitor the physical condition of all residences, and is responsible for maintaining standards and reviewing owner requests for alterations affecting the exterior appearance of units within Highland Woods. As our property ages, it becomes increasingly important to pay close attention to remedial maintenance and repairs. The AC will act in an advisory capacity to assist owners in making improvements to their units that are needed to protect property values, and ensure compliance with Highland Woods' requirements for uniformity of appearance. Later this year, Prima Management will be notifying unit owners of the protocol/ process to follow when making a request to the AC for approval of unit-exterior modifications. Thanks to Joyce Rose for volunteering to chair this important committee.

Mailbox Repair and Replacement

The mailbox stand improvements which were approved as part of the 2012 budget at last year's Association meeting have been delayed. Our previously selected contractor is no longer available to complete the work, so Prima Management has been working to identify a replacement. The funds that were earmarked for this project remain intact within the Association's reserve, and we hope to be able to begin the required repair work, sometime this summer.



RESOURCES AND CONTACTS

2012 Board of Directors

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Dylan Duhr dylan@primacondos.com (xt.) 224

Association Insurance

Our current policy with Erie Insurance may be viewed via the HWCA website. You can obtain a copy of the policy there, within the “Document Center” section, and you may ask specific questions by contacting Stan Heller at Baer Insurance Agency (608-830-5802), StanH@baerinsurance.com.

HWCA Website

We encourage you to check the Highland Woods website, frequently. While it is a great advertisement for how wonderful it is to live here, it is also the place to find Association documents, board of directors and committee meeting minutes, information about past and current projects, the neighborhood directory and frequently asked questions and answers about our community. Just go to www.hwcondo.org. If you do not know your log-in user name and password, please contact either Rob Schmidt or Dylan Duhr at Prima Management for assistance.

One more important point: Please make every effort to keep pets leashed and/or under direct control when on common area property. Freely roaming cats and dogs are not allowed under Highland Woods’ Rules and Regulations, and they may be exposed to hazardous roadway traffic, in addition to posing a risk to community wildlife.



Happy Spring to All!!

