

Highwoods Homeowners Association



Madison, Mississippi

Letter from the HOA President

Dear Neighbors,

From a global pandemic to a contentious election season, this has been one heck of a year. No matter what side of the political spectrum you are on, it is nice to come home to a friendly and quiet neighborhood.

If one positive had to come from the pandemic, I say it was great to see everyone getting out this spring, and yes we actually had a spring this year, working in their yards and on their homes and enjoying lots of outdoor activities.

We had little changeover in the neighborhood most of this year, which is nice. Several homes are now on the market or have recently sold. They seem to be selling at high prices and that helps us all. We all have a part in helping Highwoods of Madison by keeping up the neighborhood and investing in our homes. When we do this, this ensures that we stay a desirable neighborhood.

I appreciate the Board's work with the front entrance. I especially thank Marty Prater for supervising and working with our landscaper and electrician to get the project completed. However, we are not finished. While the initial phase is complete, there are further enhancements the Board would like to complete at the entrance over the next year or two. Further information will be discussed at our annual meeting in February.

In closing, I will be retiring from serving on the Board as president for over seven years (April 2009 - May 2012, May 2016 - February 2021). It is time for someone else to step up and take the reigns. So, if you are interested in serving on the Board, especially as president, please contact me and let me know. We need someone who is willing to be tough when needed in an effort to enforce the covenants and protect our neighborhood.

*Sincerely,
Trey Tracy, President
Highwoods of Madison Homeowners Association*



Welcome to our
new neighbors

James and Aquarius Hayes

And family

145 Highwoods Blvd



**YOUR HOA needs
YOU**



Join the HOA Board in 2021.
Questions????
Send an email to
highwoodsmadison@gmail.com



HOA Finances



2021 Assessments \$225.00

The Board has determined that a small increase of \$10 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. Last year our annual assessment was \$215 so we will not be seeing a full 10% increase. We do not anticipate another increase next year unless the projects get expensive.

For 2020, our annual income was \$22,890 (106 homeowners x \$215 plus two late fees). 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 2021 our anticipated income will be \$23,850.

In 2020, the front entrance lighting and landscape has been the focus of our spending. We have new sconces on the north and south entrance walls and a new fixture on the monument. All three have bright LED bulbs. The ground landscape lighting is all new; which led to boring some new electrical lines under the street. After years of putting bandaids on our electrical up front, the time had come for some surgery because the electric just was no longer working. The plantings at the north and south side of the entrance were replaced, as well as, around the monument and the front entrance sign. As of this newsletter, we are waiting on new pine straw and fall flowers which should be installed within the next week or two. All of the electrical and landscaping and lights ran us \$17621 which was a little more than the planned \$15000 budget but that excess was the boring of the electrical.

Planning for 2021 projects will get underway shortly. If you have a suggestion, please feel free to share it with the HOA board via email or call a board member.

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 at that meeting. Please join us and give your input to your Homeowner's Association.

The Board is more than happy to provide financial documents to homeowners upon request throughout the year. Highwoods does not utilize a company to maintain our funds. All assessments are collected by the HOA Treasurer and the bank account is managed by the elected HOA board. The HOA Board is bonded and insured.

Assessment letters will be mailed January 1st along with Annual HOA Meeting information, and proxy voting forms.

Assessments are due by
January 31st

to avoid a late fee. Feel free to mail your proxy voting form with your check or drop them off at 141 Silvertree and save a stamp.

Reminders are posted on Next Door and sent via email to help you avoid the \$50 late fine.

If you are not receiving emails or wish to change your email address, please send an email to Highwoodsmadison@gmail.com



HOA Annual Meeting
Tuesday February 9, 2021
6-7pm
Madison Public Works
1239 Hwy 51 , Madison



GET INVOLVED

WE WANT YOU

It's YOUR HOA

Highwoods Board of Directors is looking for some help. 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.

If you want to be a bit more involved, consider a position on the Board of Directors! Positions coming available in February: President and Secretary. The current Board of Director for Highwoods is made up volunteers who all work full-time and have many personal obligations with their families and other groups. The time commitment for serving on the Board varies throughout the year and seldom is more than an hour of time during any given week or month. The Board meets (via Zoom this past year) as needed if discussion is required. Many decisions are accomplished via email. The term to be on our board of directors is 1 year beginning in February when the elections take place at the annual HOA meeting.

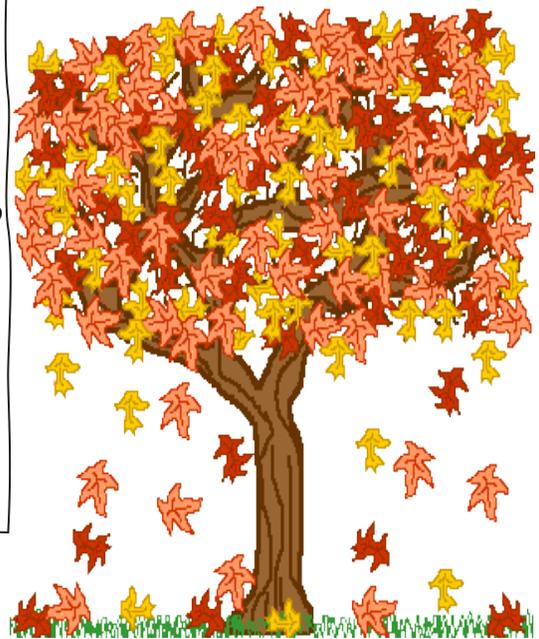
Email the HOA or call a board member to find out more about getting involved with your HOA or joining the Board. Elections will be held at the annual HOA meeting February 9, 2021.



*Thank you to our neighbor,
David Lyle, CPA!
He prepares the annual
HOA taxes free of charge.*

*Thank you to our
President, Trey Tracy,
For his many years of hard work.*

*Thank you to our neighbor,
Dick Largell!
He is the neighborhood
One-man welcome committee
who brings fruit baskets and
a freindly smile to all our
new neighbors.*



Common Covenant Issues

The most common items the Board encounters with covenant violations are parking on the street, yard maintenance, and trash cans left out. All 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 of your situation. However, failure to respond to the HOA letters in a timely manner does not eliminate a homeowner's obligation to adhere to the HOA covenants. Send an email to the HOA email or call a board member if you are contacted regarding a covenant violation. You will receive a reply to your email within a few hours usually.

Most frequent covenant issues that could earn you an email from the HOA:

- ❖ **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 a contractor *will not* be accepted. All requests must come from 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 and trailers 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... Home Values

Our homes are one of the most expensive investments most people make in their lifetime. 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.

In addition to regular home maintenance, home improvements can increase home values. Not all home improvements have to be big dollar changes. Simply updating light fixtures, faucets, and paint colors can go a long way to making your home look more updated. Of course changing flooring and renovating in the kitchen and bath are more expensive ways to increase your home's value but not everyone has the money, time and patience for large projects. So look around at your interior and see what low cost changes you could make to update your home and increase its value.

A lack of maintenance on your home's exterior and failure to keep up 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, deal with peeling and faded paint, repair broken and sagging fences and dying shrubs and trees. Neat yards help home values.

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.

HOA Board of Directors

Feb 2020-Feb 2021

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-At-large

Josh Dennis

213 Sycamore

601-497-0332

J. Nelson

120 Woodberry

662-574-0900

Lisa Thompson

124 Silvertree Xing

601-209-2355

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