



Budget Meeting Review

If you were not able to attend the most recent HOA Budget meeting, here is a summary of what you missed:



2022 Budget: The Board reviewed and approved the 2022 Budget. Budget will be sent with the second Annual Meeting Packet

Community Mulch: The Board has decided, with community input, that mulching at homes will no longer be done by the HOA unless an owner approves the mulch at an extra cost. More information to be provided with the Annual Meeting Notice.

New Landscaper: The Board has approved for Down To Earth Landscaping to begin service on November 1, 2021.

Meeting Minutes: If you would like to review the meeting minutes, they will be emailed out or simply log into the community website as all are posted or email Highland Community Management at: j.conklin@hcmanagement.org

Where Can I find Information About Up-Coming Meetings? All Meetings are notified by email and posting of signs at the guard house and soon at the clubhouse.

This newsletter details further board action, so please read each article for more information.

Holiday Decor

With the holidays here, owners will be looking to dress up their homes for the Holidays! Please remember the landscaper will not service your yard or hedges when personal holiday décor is placed on these items. We ask for all Holiday décor to be removed no later than January 15th.



Why don't they like my Sago Palm?

The Board has found out that Sago Palms are extremely poisonous to animals and humans if eaten! For this reason, the Board will not be allowing any Sago Palms to be installed and have removed any Sago Palms on HOA property for the safety of all our residents, both 2 and 4 legged! We urge any owners who have these palms to remove at their home as well! These plants create a liability for Owners who have these palms and need to be removed! No application will be required for any Sago palms to be removed.



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<https://www.calabayparcattowerlake.org>

<https://www.facebook.com/CalabayParcTowerLakeHOA>

Landscaping Alterations

Solar Lights and Location



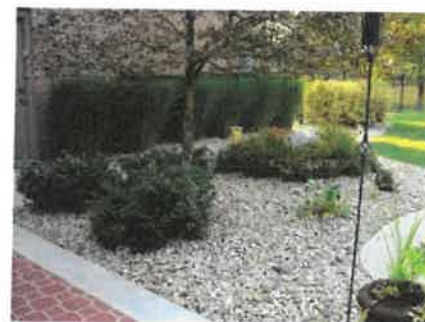
Please review the placement of any lights in your plant beds or yard. All solar lights need to be installed at least 4-6 inches inside the plant beds and away from the edge of the plant bed in order to properly edge the plant bed. Also Any lights that are installed in the lawns must be removed in order to not be damaged. Any lights not installed properly as stated above and are damaged, will be homeowner responsibility to repair/replace.

Also, please make sure that you submit an alteration application for your lights. This is for your protection to show that the lights you install are installed in the correct location should any damage occur, the landscape vendor can then be held accountable for replacement.

Can I Have Rock Mulch?

The Board of Directors have approved for owners to install different mulch in place of the community place pine bark mulch. The installation of the all mulch is now fully the responsibility of the homeowner as well as all maintenance of the rock mulch moving forward from installation. In order to install, you will need to submit an application and have approved provided the following conditions are noted in the application and met:

- Must choose from the approved Mulch List
- Owner is required to place weed control base under rock mulch
- Owner is required to install a landscape border to hold rock mulch within the plant bed



I want to change my landscaping...

With many more new owners to the community, we have seen more changes to landscaping as people want to freshen up the look of the home.

Please remember that you must submit an alteration application for all landscaping and have approved prior to install to avoid costly removal.

The Community has adopted an approved plant list for owners to pick from which are items that will be able to be maintained by the HOA. If you would like to have plants not on the list, these will need to be placed in pots and not in the ground.

Approved Plant List can be found on either the HOA Website of you may request one to be sent by emailing Highland Community Management.

Why Can't I have Fruit Trees and Vegetable Gardens?

It has been noted that a few owners have planted fruit trees, pineapple plants and vegetable gardens in their yards. At this time, we have no approved applications for these items and have been planted without approval which is a violation.

Upon review of these items, **the HOA will not approve for these items to be planted within the community and all will need to be removed** for the following reasons:

1. Any plants planted in the ground become the responsibility of the HOA and the HOA is not contracted to maintain fruit trees or gardens.
2. Any fruit/vegetables that fall to the ground become a safety hazard with lawn equipment shooting into neighboring homes and also attracts bugs and pests.

