

in this issue >>>

Community Updates
Safety Corner
Property Maintenance
Tips for Lawn Care
Ask the Experts

2023
ONE



A Quarterly Newsletter for the Highland Square Community

on location

current topics >>>

All New Digital Newsletters

We value your hard earned Dues Payments and are doing everything we can to minimize printing, mailing, and other unnecessary expenses.

Welcome to the all new, digital version of the Highland Square Community Newsletter. Beginning with this edition of our newsletter, you will begin to see more topics of interest to you, more detailed local news and activities, and all of this at no cost to our budget. If you would like to see a specific topic addressed in a future newsletter, please reach out to us with your ideas.

To submit your ideas, email us at:
HLSHOA@gmail.com

SHARE YOUR
IDEAS WITH US



New School Bus Stop

Safer location and comfortable seating

You asked and we listened. Making our kids safe is one of our highest priorities and as we continued to receive numerous concerns about the safety of our existing school bus stop location, we made the necessary changes to ensure that all of our children had a safe and comfortable location to wait for the school busses.

In early August, 2022, the Board convened and began discussing new school bus stop ideas that would meet the standards of Haines City, the strict safety requirements of the Polk County School Board Safety Office and the budgetary restrictions of our HOA. After countless hours of getting estimates, meeting with contractors, permitting, inspections, and more, ground was broken on our new location. It is located just 200 feet east of the original, unsafe location. With a new concrete foundation, two weather-proof benches,

and some new signage, our children are now able to be off the roadway, seated comfortably, and able to safely wait for their school bus to arrive. The Board of Directors was on hand for the Grand Opening celebration on December 1st, where we gave out free donuts and answered questions. We even had our Haines City PD friends out there to help us welcome our students to their new bus stop. If you are a parent, please remind your children that this is the only acceptable location to meet their bus and to remove any garbage that they may have. We would like to keep this space clean and tidy for years to come. Also, if you choose to wait with your children for the bus arrival, please avoid parking anywhere along the bus stop area. This is for the safety of our kids and to protect the sensitive irrigation system that is located there. Also, please avoid parking in the right-turn lane to our community. This is also unsafe for drivers who are leaving the community.



2023 Board of Directors at new Bus Stop

our surroundings >>>

The community's perimeter fencing is finally back

After months of waiting for estimates and insurance payments, our new perimeter fence has finally gone back up. We chose to contract with Summerlin Fence & Feed and they did an amazing job.



Fence Repair

The areas west of the community entrance, west to Dunkin Donuts and the fencing south of the utility shed are all being repaired, and filled as needed with

Fence Replacement

The fencing on South Blvd, from the Entrance of the community, east to the Stop sign is has been fully replaced. The fence from the stop sign, south to the utility shed has also been fully replaced.

existing materials that were salvaged from the replacement sections. This project was completed on January 23, 2023. In all, the project cost was over \$87,000, and due to our amazing partnership with Summerlin Fence & Feed, we were able to complete this project with minimal out-of-pocket expense.



Lawn of the Month

4th Quarter 2022 Winners

Congratulations to our winners for last quarter's Yard of the Month Program:

October: 228 Meridian St.

November: 1328 Westwinds Dr.

December: 1124 Westwinds Dr.



safety corner >>>

Come to a Stop & Avoid a Cop

Every life is precious and irreplaceable. Did you know that over 23,000 people died in the United States last year from accidents resulting in someone running a stop sign? Did you know that only 20.2% of drivers actually come to a complete stop at a stop sign? Safety is our biggest concern and we will not turn a blind eye to anyone who violates the law.

Message from the HOA President

I wanted to take a moment to thank each and every homeowner and rental tenant for choosing to live in our beautiful Highland Square community. On behalf of my fellow Board Members, welcome to 2023, a new year of wealth, happiness, and prosperity for all. I am truly looking forward to seeing all of you at our various meetings and activities throughout the year. Please keep an eye out on our website and Facebook group for updates and community information. Be safe, be well, and love each other the best that you can. (Codeword: Celebrate)

Don't have your day ruined by failing to stop at a stop sign in our community. We have partnered with Haines City PD to issue citations for all traffic violations in the community. Last year, almost 100 citations were issued to homeowners, renters, and visitors. Not only are risking your life and the lives of other innocent people, you run the risk of having a very expensive traffic ticket a hefty HOA fine. Our new bylaws allow us to fine you civilly as well if you are caught in our community.



Essential Tips for Lawncare Maintenance

Keeping your lawn and flower boxes looking their best does not require a ton of money or a lot of hard work. Follow some of our expert guidance and enjoy a yard that you are proud to show off to your neighbors and friends.



New to lawn care, and not sure where to start? Don't stress! Even in our hot and humid climate, the lush lawn of your dreams is well within reach if you follow these simple Florida lawn care tips.

WATER REGULARLY

Especially with our sunny weather, it's crucial to give your lawn the right amount of water. Underwatering can cause dry spots and browning, while overwatering can lead to rot, mold, and fungus growth. Discovering exactly how much you should water your lawn will keep it happy and healthy.

When watering your lawn, it's also important to keep these tips in mind:

- Water between the hours of 3-9 AM to avoid fungus, evaporation, and other issues.
- Watering frequency will change depending on the season and weather conditions.
- Always remember to adhere to local ordinances during water restrictions.

CONTROL WEEDS & PESTS

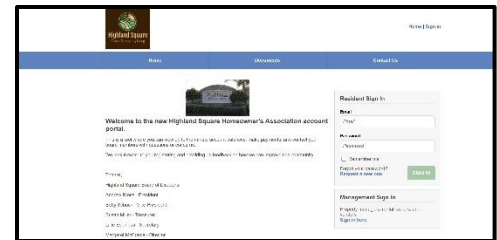
If there's one Florida lawn care tip that can apply to anywhere else, it's control your weeds and pests. In addition to looking unsightly, infestations and weed growth will make your lawn more susceptible to disease. Knowing how to identify the common weeds and pests in Florida can help you catch infestations early. Here are some main signs to look out for:

- Patches or strips of dying grass
- Dirt mounds or burrows
- Holes throughout the lawn
- Damaged blades of grass

ask the experts >>>

Q: *Should I repaint my home before selling?*
A: *Make a statement with your home and make it the best on the block.*

If you are looking to improve the resale value of your home, a new paint job may need to be on the list of pre-sale maintenance. Depending on when you last painted your home, weather conditions, color trends or other mitigating circumstances, new home buyers are looking to get the best value for their home-buying dollar. The better your home presents itself, the better offers you can expect to receive. Now may be the best time to spruce up the house's exterior, especially if you plan to be on the market within the next 12 months.



Make sure to use our HOA Website

Attention All Highland Square Homeowners:
Make sure that you are registered and are familiar with our HOA Website. It's easy to do and has a lot of valuable information that you need in our community. These are just a few of the things that you can see and do:

- Online payment information
- Bylaws and ARB guidelines
- HOA contact information
- Forms for home improvements
- Discussion Board
- Current and Past Budget Reports
- Much More...

<https://highlandsquarehomeownersassociation.managebuilding.com/>

And the 4th Quarter Newsletter Winner is...

Do you love our newly designed , digital newsletter format? Are you familiar with our "secret code word" Newsletter Promotion? Each quarter, we randomly select from all of the homeowners and renters who find the secret code word, buried in each newsletter, and email us the code word. The winner is recognized on our next newsletter and given a prize. Maybe you will be our next winner. Look throughout the entire newsletter for this quarter's secret code word.

4th Quarter Newsletter Winner:

Orlando Ayala

Prize: Whisk the Sweet
Bakeshop Gift Certificate

You could be our next winner. Locate the secret code word and send us an email by 2/15/2023 to:

HSOReward@gmail.com

home for rent >>>

Are you looking to rent your home out to someone or are you already a landlord for a Highland Square Home? It is important that you are aware that all home being rented or leased within the community are required to be in compliance with the Leasing Bylaws by 1/31/2023. If you are a renter or homeowner that is renting property and need assistance with bringing your property into compliance please reach out to us at HLSHOA@gmail.com.



Notice of Violation

What to do next

The Board of Directors has tasked a special, anonymous group of fellow homeowners to be on our Architectural Review Board (ARB). This group of volunteers are on a committee that, along with the Board Members, continuously review our property and community guidelines and determine if and when a homeowner is violating any of our bylaws, as established in our Governing Documents and subsequent amendments. In addition, they post biannual guidelines that all homeowners and renters are required to adhere to. These guidelines refer to the overall appearance of our homes and dictate what is or is not allowed.

You may have received a Notice of Violation that details how your property is out of compliance. You shouldn't feel nervous or embarrassed to receive this notice. In fact, this is a great way to know what you can do to improve the appearance of your home. Some of the more common violations are for high grass, homes that need painting, pressure-

washing fences or driveways, and other aesthetic details. Some of the less common violations include loose pets, parking on the grass, and overgrown trees.

If you have received one of these notices, you will see that it will define the section in our bylaws that has been violated, provide you with corrective actions, and give you a deadline for completion. It is important that you do not ignore these notices or avoid the corrective actions as this will lead to daily fines of up to \$100 per day, as specified in the notice. Additionally, you could face additional legal action against your property, including having a lien placed on your home. If you have not yet reviewed our bylaws or just want to review the recent amendments, you can find these on our website. For our Rental Tenants, you should check with your landlord for more details about our community rules and regulations. If you are in doubt, always ask. You can even send an email to the Board for clarification.

coming soon >>>

In The Next Issue

Spring Cleaning Tips

Getting Involved in your Community

House Painting / Maintenance

Safety Corner

do your part >>>

Pick up after your pet

We all love our furry friends and even they need to go out from time to time. As a resident in our community, it is your responsibility and moral obligation to pick up after your pet does it's business. Per our community rules and regulations, you can be assessed a \$100 fine for not picking up after your animal. Pet Stations are located in the community with free plastic bags for your use. Also, please have respect for your fellow homeowners' lawns. Leaving you pet's waste is not only unsightly and unsanitary, it causes an unnecessary nuisance and a mess that someone else has to take care of. Do the right thing and take care of your pets 100% of the time. If you are caught not picking up after your pet, you will be fined by the HOA. Repeat offenses will cause legal actions.



Highland Square

Homeowner Association

PO Box 1782

Davenport, FL 33836

Board of Director Meetings >>>

Upcoming Board of Director Meetings:

(Schedule and Location are subject to change. If you would like to attend, please email us at least 48 hours in advance for Location and Time.)

- March 13, 2023 - 6PM
- May 8, 2023 - 6PM
- July 17, 2023 - 6PM
- September 11, 2023 - 6PM
- October 30, 2023 - 6PM