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2023
TWO



A Quarterly Newsletter for the Highland Square Community

on location



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Want to win a prize just by reading our Digital Newsletter?

Packed inside each of our quarterly newsletters is great information about our local community, as well as information about news and events around town. Did you know that in every newsletter, a special codeword is hidden somewhere in the text? While you are reading, you could be winning. To win, all you have to do is find the hidden codeword. Once you find it, send an email to the email address below. Make sure to include your name, your address, and the codeword you found. Also, if you have any ideas for a future newsletter, be sure to send it in. We would love to include your stories.

To submit your ideas & codeword, email us at: HSQReward@gmail.com

SHARE YOUR
IDEAS WITH US



Annual Mulch Giveaway

Join us on Sunday, April 16th from 11am-2pm

Our annual tradition of providing free mulch to our homeowners and renters is back. Come out on Sunday, April 16th, and claim your free bags. Beginning at 10:30am, you may line up with your vehicle on Monaco Drive (down by the cul-da-sec). The giveaway will begin at 11:00am and will run until 2:00pm or until supplies run out. When you get to the front of the line, check in with a Board Member to claim your mulch. Each home may receive up to five bags of mulch. At 1:00pm, if any mulch remains, homeowners and renters may return for a second round of five bags per home. The mulch is given away on a first-come, first-serve basis and when supplies run out, the giveaway is complete.



HOA Board President assisting with mulch

April Showers Bring May Flowers



It's that time of year again! With the changes in weather and increase in rain during the upcoming months, please take the time to ensure your lawnmower and landscaping tools are in working order. You may need to bump up your landscaping service to a more frequent schedule as the grass and weeds begin to grow. Keep in mind even if your lawn hasn't begun growing, chances are the weeds have. Make sure you are aware of any watering restrictions and avoid costly fines from the city. Check the Haines City website for the watering schedule and restrictions.

our surroundings >>>

Community Fence Vandalism

This effects all Homeowners in Highland Square

As many of our homeowners are aware, we have occasional damage to our community's perimeter fencing, due to weather or other accidental means. Rest assured that we are properly budgeted and insured for these acts that are beyond our control.

Unfortunately, in recent weeks, we have noticed that there are some vandals in our community that are causing unnecessary and costly damage to our fencing. In the last 60 days alone, we have had to repair the fence four times. (codeword: cruise)



On multiple occasions, we have observed students, who we know to live in our community, kick out the slat portion of the fence along Monaco Drive & Orchid Drive to create a short cut in the morning and in the afternoon. We have been monitoring the issue and are working with the Haines City Police Department when these incidents occur, however, Homeowners and Landlords need to be aware of this damage as it affects our overall budget. Please talk to your children if they are a student at Ridge High School and remind them that they need to use the main community entrance as they head to or from school. This is not only destructive and an unnecessary expense, but it is also very disrespectful of our property and an expense that can be avoided by all of us.



Yard of the Month

1st Quarter 2023 Winners

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

January: 301 Meridian St.

February: 527 Sierra Cir.

March: 204 Monaco Dr.



Annual Community Garage Sale

It's that time of year again. Spring Cleaning is upon us. Now is the time to clear out any unwanted items that may be hanging around your home. As they say, "One man's trash is another man's treasure." This year's Highland Square Community Garage Sale will be taking place on Saturday, May 20th, from 8:00am-2:00pm. Last year, this event was advertised and well-attended. We hope to attract as many buyers as possible again this year. If you are interested in participating, please send us an email at HLSHOA@gmail.com so that we can add you to the list. All participating homes will be given a sign and a list of other participating homes.

safety corner >>>

Don't Forget to Lock Your Car

It happens more often than you might think. You get home from work or an evening out with friends and family and you are so tired, you forget to lock your car doors. The next day, you realize you left your wallet in the car, but when you go out to get it, ITS GONE...

According to Haines City Police, vehicle break-ins are down, but they are still occurring. Don't take a chance and be the one homeowner on the block that has their car broken into because you forgot to lock your car. You should also try to remember to bring in any valuables from your car. If it is important, don't leave it behind. We want all of our Highland Square Homeowners and Renters to feel safe and protected. The best way to help in this effort is to prevent criminals with a way to easily access your property in the car. When you get home, lock it up.



Annual Community Town Hall & Potluck Event is Back

You Speak, We're Listening



Last year we held our first town hall meeting. Based on the feedback and the success from last year's meeting, we have decided to make this an annual event. The Town Hall is open to all Rental Tenants and Homeowners of Highland Square. This is an open-format meeting where we encourage all residents to share their ideas and concerns with the Board of Director. Do you have ideas that you think would benefit our community? Do you have concerns or questions that you would like us to address? Want to meet your fellow neighbors? Then this event is for you!

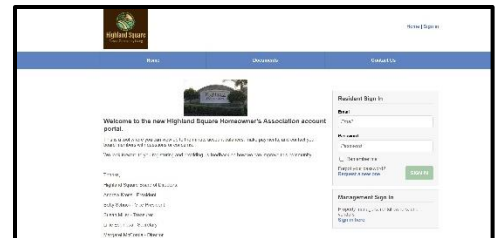
We will also be having a potluck so bring your favorite dish to share while sampling some of the dishes your neighbors have prepared. It can be hot or cold, sweet or savory. This event will be held at the New Horizon Church, located at 400 Orchid Dr, Haines City, FL 33844. This is right next to the High School, across the street from our community. It will be held on June 27th, from 6:30pm-9:00pm. Bring your questions and a dish for all to enjoy. Don't let another moment go by without having your voice heard. This is your opportunity to share your ideas.

ask the experts >>>

Q: Will landscaping my yard help me sell my home?

A: Yes, a well-manicured lawn increases value.

According to many home-selling guides, the outside of your home is a buyer's first impression. A patchy or overgrown yard can be a major turn-off. Anything that's dead should be removed, and anything that's overgrown should be cut back. You can make sure the lawn is refreshed and green by re-sodding or planting grass seed, and you may want to do edging to help define spaces. Also, fresh mulch or straw in any beds is a must. A few newly planted shrubs and perennials tucked in for good measure will make your house feel much more finished and inviting.



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 1st 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.

1st Quarter Newsletter Winner:

Eduardo Echenique

Prize: Webb's Candy Store Gift Certificate

You could be our next winner. Locate the secret code word and send us an email by 4/15/2023 to:

HSOReward@gmail.com

home for rent >>>

Are you looking to rent your home or are you already a landlord for a Highland Square Home? It is important that you are aware that all homes being rented or leased within the community are required to be in compliance with the Leasing Bylaws in our Governing Documents. 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

Haines City Summertime Activities
Getting Involved in your Community
Know Your Neighbor
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 current Location and Time.)

- May 5, 2023 - 6PM
- July 17, 2023 - 6PM
- September 11, 2023 - 6PM
- October 30, 2023 - 6PM