



The Highlands Newsletter

Summer 2026

A Message from the Board

The District recently met with the Town Manager and two Town attorneys, with the District represented by President Bryon Fessler and the District's attorney, to continue discussions regarding the unresolved public improvement issues in Highlands Mead. This effort has now been underway for approximately seven months and has required hundreds of volunteer hours researching historical records, reviewing agreements, compiling costs, documenting deficiencies, and working toward a resolution. At the latest meeting, the District President was the only person at the table who was not being paid for his time.

As the District uncovered serious problems with how the Developer's obligations were enforced, the Town's response became increasingly legal in nature. Rather than simply acknowledging the problems and working with the District to correct them, the Town circled the wagons and lawyered up. Unfortunately, that has made resolving these issues more complicated, time consuming, and expensive than it should have been.

Despite that history, the latest meeting was productive. The District is seeking approximately \$225,000 to complete and correct unfinished and deficient landscaping and irrigation in Phases 1 and 2 and \$280,000 for historical costs already incurred by the District maintaining and preserving these improvements. Following the meeting, the District provided the additional documentation requested by the Town to support these amounts.

Our objective has not changed. We want a fair resolution for Highlands Mead homeowners without unnecessary litigation. The Board will continue working toward that resolution and will keep homeowners informed.



Emergency Landscaping Repairs

The Board recently took emergency measures to protect the landscaping and irrigation improvements in Phase 2 from further deterioration. This is especially

frustrating because when the Town reached its settlement with the Developer, the Phase 2 landscaping still had approximately 14 months remaining on its warranty. The District was not a party to that settlement, yet the Developer was released while significant landscaping and irrigation deficiencies remained.

Rather than allow landscaping our homeowners already paid for to deteriorate further, the Board authorized emergency work to address irrigation problems, protect trees and other plant material, and preserve the improvements wherever possible. The emergency repairs do not mean the District accepts responsibility for the Developer's unfinished or deficient work. The Board acted because allowing the landscaping to fail would only create additional damage and greater costs. The District continues to work with the Town toward a fair resolution while taking the steps necessary to protect our community's investment.



Community Corner

Our summer potlucks have been a great way to get to know our neighbors, enjoy some good food, and have a little fun together! We've already enjoyed two potluck events this summer, and we're excited to keep the fun going. Our third potluck is planned for September 27—mark your calendars! We'll share more details as the date gets closer.

We also have a small Community Events Committee that has been working behind the scenes to organize activities and brainstorm new ways to bring our community together. We're looking for someone who is motivated, enthusiastic, and willing to co-lead the committee and help turn some of those ideas into reality.

Interested in getting involved? Whether you'd like to join the committee, help with events, or step into a co-lead role, please contact Rene Singer (contact@publicalliancellc.com). We'd love to have you join us and help make our community even more fun!



Being a Good Neighbor

The District has received complaints from homeowners regarding excessive dog barking, pet related odors, pets being off leash, and owners not picking up after their pets. This is a good opportunity to remind everyone about responsible pet ownership and being considerate of your neighbors. The [Highlands Mead Design Guidelines & Homeowner Handbook](#) (Section 1.5, Pets) provides that “no animal of any kind shall be permitted that in the opinion of the DRC makes an unreasonable amount of noise or odor or is a nuisance.”

We understand that dogs bark and that pets are an important part of many families. The concern is persistent or excessive barking that interferes with a neighbor's ability to peacefully enjoy their home or property. Owners may not always realize how much their dogs are barking when they are away, so please be mindful of your pets.

Please also pick up after your pets, both on your own property and when walking throughout the neighborhood. Pet waste should never be left on sidewalks, trails, common areas, open spaces, or someone else's property. Regularly cleaning up pet waste in your yard also helps prevent odors that can affect neighboring homes.

When walking your dog, please follow applicable leash laws and keep your pet under control at all times. Even a friendly dog can make other residents or pets uncomfortable when allowed to approach without permission.

If you are experiencing an issue with a neighbor's pet, we encourage a polite conversation with the owner when appropriate. They may simply be unaware of the problem. If the issue continues, homeowners may report the concern to the District for review under its covenant enforcement process.



Covenant Enforcement

Covenant enforcement is not one of the fun parts of serving on the Board, but it is a necessary responsibility. We all chose to live in a covenant-controlled community, and the Board has an obligation to enforce our Covenants and Design Guidelines fairly and consistently for everyone.

As the graphs show, there are currently 116 violations in a community of approximately 200 homes, with landscaping accounting for the majority at 66 violations. The good news is that 102 of the 116 violations are still at Stage 1. Our enforcement process is progressive. Stage 1 is a friendly reminder with no fine, although every inspection, letter, and follow-up still costs the District and ultimately all homeowners money. If a violation is not corrected, Stage 2 carries a \$75 fine and Stage 3 carries a \$150 fine.

The Board also recognizes the current drought conditions. We have specifically instructed our District Manager not to issue violations simply because a lawn has brown or dead patches. Landscaping violations will be issued when a lawn or property is clearly not being maintained at all.

The goal is compliance, not fines. If you receive a violation notice and have corrected the issue, please log into [Smartwebs](#), provide a picture showing the correction, and include a brief note that the violation has been addressed. This helps to close the violation promptly and avoids unnecessary follow up and additional costs. Please take a few minutes to address any outstanding notices so we can get these violations resolved.

We also encourage everyone to periodically review the District's Covenants, Design Guidelines, and Enforcement Policy:

<https://www.highlandsmeadmetrodistrict.com/covenants>

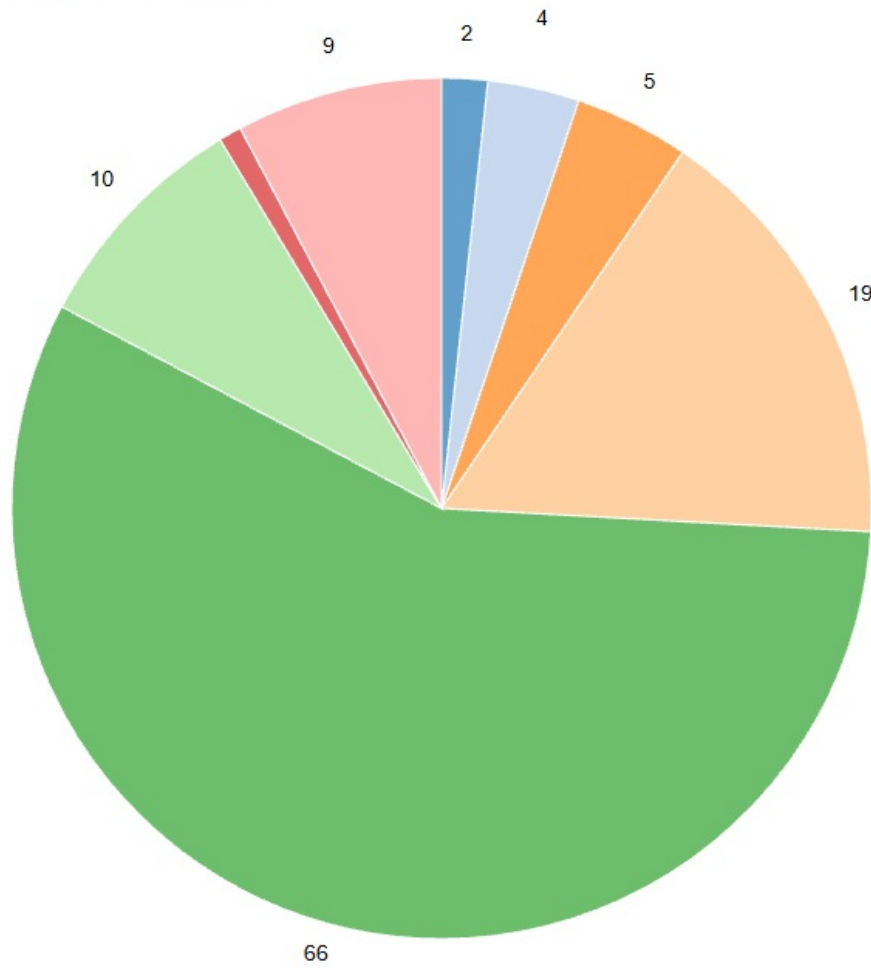
Thank you to the overwhelming majority of homeowners who maintain their properties and help keep Highlands Mead looking great.

Violation = 116

[Show Detail](#) 

(by Category)

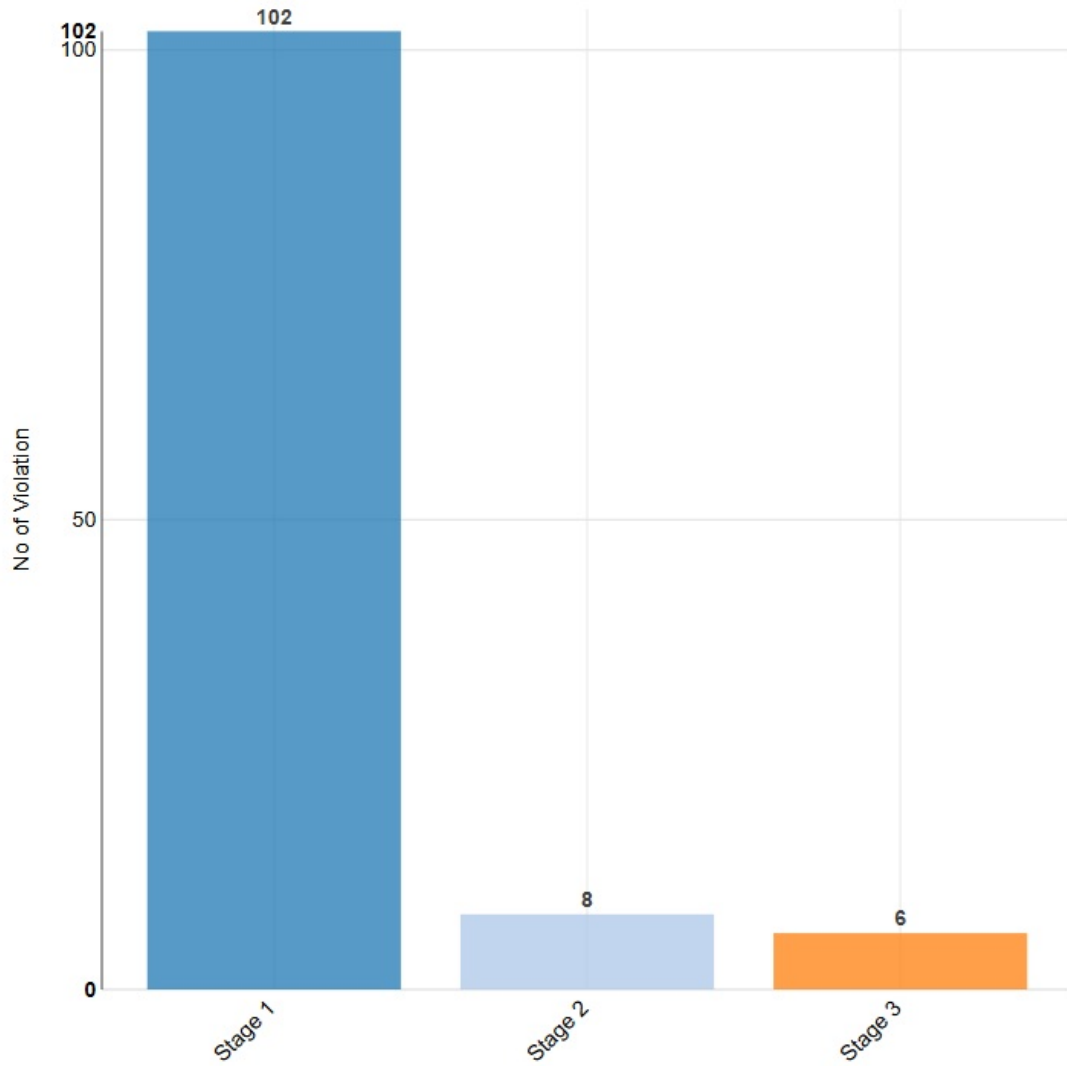
Architectural Decorations Vehicle Parking Fencing Landscaping Unsightly
Improper Use Trash



Violation = 116

Show Detail 

(by Stage)



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