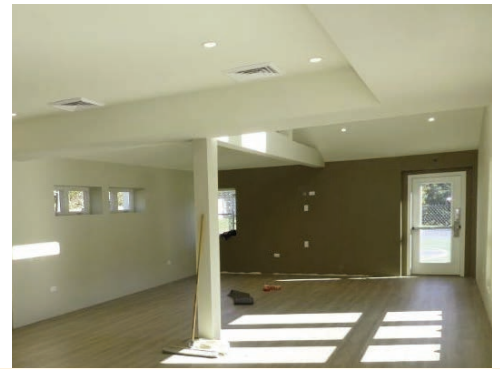
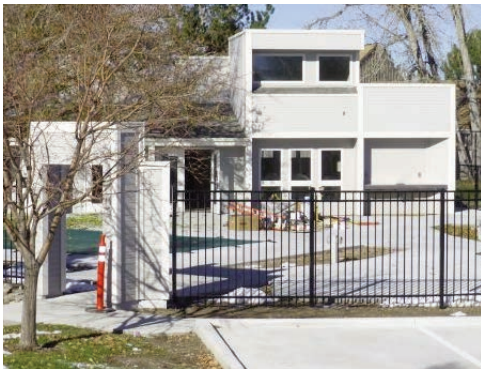


The Clubhouse is Coming! The Clubhouse is Coming!



WELCOME NEW NEIGHBORS

Teresa Edney, Unit 37

Jeanne Parsons, Unit 49

Tenant Jennifer Ritchie, Unit 56

Don't Miss The Progressive Dinner: December 13th

This is a great way to celebrate and connect with neighbors and tour other HC homes. The potluck feast begins at 5 p.m. in one unit and progresses to the next and the next through dessert.

Look for a sign-up sheet to share your favorite dish at the mailbox kiosk. Host units will be announced shortly.

As you have probably seen, our contractor has been working very hard on the Clubhouse renovation. Construction started in late August and we have been fortunate to have had a warm and dry fall with renovation nearing completion. The board is very pleased with the result and hopes you will be too.

In the renovation, unused and under-utilized spaces are reconfigured to create a multi-purpose room where we will be able to have board and annual community meetings, parties, classes and receptions. There are two new ADA-compliant toilet rooms, a new kitchenette/serving space and a storeroom for files, furnishings and seasonal items. The spa room is being refreshed and the spa is being maintained. Of course there is new lighting, flooring, paint and cabinetry.

On the exterior, new windows and doors make the space more usable and pleasant. The new, more durable fence and concrete decking surrounding the pool area compliment the previously renovated sport courts. New landscaping and lighting will be installed around the pool and clubhouse in the spring.

And there have been lots of other behind-the-scene improvements to venting, plumbing and electrical systems not only for code compliance but to make the building work better and to serve us well for at least another 30 years.

Thanks to all for supporting the Clubhouse and recreation area improvements.

It's time to congratulate ourselves as a community for approving the Vision 2020 plan that was presented in 2013. All of the work that's been accomplished this year and last is because we, as a community, decided we cared enough about our community to step up to the plate and make these improvements.

What Is The Highline Club Vision 2020??

In 2013, we came together as a community and recognized the potential of our beautiful Highline Club. "Inadequate funding for capital maintenance over the last 30 years became a threat to Highline Club property values. The community realized that a comprehensive, systematic and realistic plan to address funding of capital improvements going forward was needed."

Vision 2020 was born as the name or framework for a 7 year plan that includes maintenance, repairs and in some situations, total replacement of assets in the community so to position The Highline Club as a desirable townhome community.

Vision 2020 asks:

- How can we take a more comprehensive and proactive approach to community planning and investment?
- How do we become a financially sustainable community?
- How does the community want to be seen by future homeowners and outside interested parties?

Vision 2020 provides an annual set of recommendations that enable us to achieve our goal in a practical, feasible, flexible and comprehensive manner.

How Improvement Efforts Are Prioritized and Calculated

A Reserve Study serves as the document or guide to determine improvement scenarios and financial resources needed to achieve our goals. Cost input was developed from work performed and/or estimates provided by contractors. Using a sophisticated Planning Tool, the Board uses this information annually to estimate and schedule capital expenditure items, including an inflation factor, through Y2020. While year-to-year projections can be made, proposed improvements will be identified on an annual basis.

The Highline Club is now beginning year three of the seven year plan. A lot has been accomplished. The new clubhouse community recreation area looks great and has contributed to a positive attitude in the community and influenced rising property values. The streets, driveways and stairs that have been replaced along with the rebuilding of each garage front are very well constructed and have added value to each and every home. Individual homeowners have contributed as well.

While a lot has been accomplished there is still a ways to go to bring to life the full potential of our community. From stairs, driveways and streets in need of replacing, to balcony membranes, area lights and siding issues throughout the community, there is more work to be done as part of this seven year plan. These issues will not go away and we need to plan for them in addition to building reserves for the future.

Vision 2020 in itself is just a couple of words, but the many hours of work and commitment by many talented individuals has made it something that has real and lasting value. Vision 2020 is something to feel good about and build on for the future.

Steady as she goes.

Tips For Winterizing Your Home

Richard J Moss, Board Member, PE CFEI

Winter is coming. So if you haven't gone through your winter checklist use mine. It's time to get on it! *Here are a few suggestions:*

Heating System: Have furnaces checked, adjusted and inspected. Change furnace filters regularly. If you have a humidifier on your furnace, change the paper element at least twice a season.

CO2 and Smoke Detectors: And right along with this, it is very important that you have up-to-date carbon-monoxide detectors and smoke detectors installed in sleeping rooms. Use your vacuum hose to clean those inlets and, of course, change the batteries.

Windows and Doors: Those who have new windows, are all set for winter. If you have original windows, inspect the seals around the outside of the window frame to see if the seals are compromised. Add adhesive foam seals to those windows. These types of seals are good for at least one season and more if you use them on windows that you rarely open. You can also replace the seals with tubular vinyl seals that are available at Home Depot.



Exterior door seals are easier to replace. Existing ones can usually be removed easily and replaced with similar seals. Sometimes you might have to add some adhesive-backed rubber seals. And if you have a draft at the bottom of the door, it's easy to slide on a "draft stopper" on the bottom edge of the door.

Outside Faucets and Water Service. Prevent freezing and breaking hoses and faucets by removing hoses, shutting off and draining outside faucets

NOTE: *If you leave town during the winter be sure to turn off the water at the main shutoff in your basement, open the faucets and let the water drain out of the system.*

Fireplaces: Open flue to check for any nesting critters or birds from the summer. Also, make sure you don't operate your gas fireplace with the flue closed or clogged as the carbon monoxide produced by the flame will vent into your home.

Other Winter 'To Do' Items

Do you have the right snow shovel? Is your car ready for winter? Check anti-freeze levels, tire tread depths, and get new wipers. Put low-temp fluid in the window washers and make sure you have a

This is a publication of the Highline Club Communications Committee. Members include: Stacy Lewis #24, Susan Ando #28, Ray and Sharon Mohr #60, Pat McCahill #42, Mark Mulvany #16