

HIGHLAND LAKES ASSOCIATION HIGHLIGHTER

VOLUME 1, ISSUE 3 - JULY 2026

WEBSITE: WWW.HIGHLANDLAKESOHIO.COM

A RECENT SUCCESS

A second HOA Owner Meet and Greet with your Board is scheduled on 8/18 at 6pm in the Lakes Golf Clubhouse.

The meeting will again focus on community-wide interests; not owner-specific issues.

The HOA will form new Owner Advisory Groups to assist in Landscaping plans and reviews of a long-awaited Owner Handbook. This will contain common community rules, by-laws, policies and other topics of interest.



BOARD OF TRUSTEES - HIGHLIGHTS

PRESIDENT – Bob Mains

I was appointed President of our HOA at the June Annual Meeting where Bill Rumbold was elected to also serve on the Board. We intend to focus on important changes to improve property management services, increase community awareness, expand owner support and maintain the value of our Highland Lakes community and our homes.

Highland Lakes is more than a collection of 1,539 homes; it is a community that has grown and evolved over many years. Throughout that history, volunteer board members, property management partners, committees, vendors, and homeowners have worked together to maintain our common areas, preserve the appearance of our neighborhoods, and protect the value of our community.

As your current Board of Directors looks toward the future, our priorities include strengthening communication, improving homeowner awareness, evaluating property-management and vendor performance, updating policies where needed, and maintaining responsible long-term financial planning.

Through regular updates in this newsletter and additional articles in *Stroll*, we hope to share community accomplishments, upcoming projects, seasonal information, homeowner resources, and opportunities to become involved. Our goal is to make it easier for residents to understand the work of the Association and to help build an informed, engaged, and connected Highland Lakes community.

We look forward to sharing and working with you in our planning and execution efforts.

Your most immediate contribution can be focused on our top three Violations and Visible issues -Trash cans, signs and mailboxes. Those rules are only in place to ensure your homes maintain their Outstanding Curb Appeal and Appearance while continuing Enhanced Property Values.

Stay tuned for more opportunities as we share our plans for a better future.

SECRETARY – For Cynethia Chandna

We will invite homeowners to volunteer for participation in Owner Advisory Groups focused on Holiday Decorations, Landscaping/Self-Help Programs and an Owner Handbook/Rules document. More details will be provided soon.

TREASURER – Bill Rumbold

As your newly elected treasurer, my goals will be to provide efficacious and prudent management of the Associations resources.

I will work on providing you, the Highland Lakes Homeowner, with financial information in a legible and transparent manner. I will use this newsletter to explain, in plain English the projects and challenges we face as a community.

I hope you will join me in continuing to make Highland Lakes someplace special.

MANAGEMENT COMPANY – CAPITAL PROPERTY SOLUTIONS – Nataleigh Dillon

1. Want quicker response time? **Always** use your owner portal to reach out to CPS and make sure the email address you are using is the one that you have entered as your contact in the portal. This ensures it connects directly with your account and can be addressed much faster.
2. 🏡 Living with Wildlife

Highland Lakes is fortunate to have beautiful natural surroundings that attract wildlife, including deer. Residents can help protect landscaping by selecting deer-resistant plants where appropriate and avoid feeding wildlife, which can encourage larger populations and alter natural behavior.

3. 🏠 Architectural Review Reminder – QUESTIONS - Plan Before You Start

Planning an exterior project this fall?

Many improvements—including fences, decks, patios, landscaping and exterior paint or stain changes—require Architectural Review Committee (ARC) approval before work begins. Review your declarations and the ARC policies to ensure compliance with exterior projects.

Applying early helps avoid delays and ensures projects comply with community standards.

Thank you for your cooperation in helping maintain the quality and standards of the community.

CONTACTS / PORTAL

[Portal.cpscolumbus.com](https://portal.cpscolumbus.com)

OFFICE

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614-481-4411

We encourage all owners to Update your Portal Profile and Select 'E-Mail' for receiving Both Billing and Notifications; this will significantly reduce our association's mailing costs!

IMPORTANT REMINDERS -

Stroll Magazine Ice Cream Social! Freeman Park on 8/18/26 at 3:30pm. Sponsored by McCurdy Team Howard Hanna.

Owner Meet/Greet Meeting with Board Members on 8/18 at 6pm in the Lakes Golf Club House.

OWNER QUESTIONS – FEEDBACK

Why do we have vehicles, trailers and parking rules?

Vehicles should be parked in garages or on the driveway, not on the grass or if not operational, stored on the driveway. Recreational, campers and boats may be allowed when needed; not long term – Pack it, clean it, unload it and then tuck it back away from your property.

What about commercial vehicles?

Commercial vehicles with business lettering should not be regularly parked in Highland Lakes. Your electrician does not have to hide the company van around the corner while completing service or maintenance. Street parking can create congestion for mail carriers, trash collection, snowplows and emergency vehicles.

ASSOCIATION FAQ'S

***ARE GOLF CARTS ALLOWED ON PUBLIC STREETS?**

State of Ohio has passed a law allowing golf carts on public streets assuming the golf cart meets requirements of turn signals, horn, windshield and brake lights. Then Ohio will issue a license plate. Carts on the Walking Pathways are more than a Safety issue but possible issues due to damage to asphalt that was designed only for pedestrian use.

Electric bikes are frequently operated in an unsafe manner and in dangerous conditions that may result in serious personal injuries on the walking paths and streets. Stop signs and verbal signals are being ignored. Pedestrians are being startled and drivers are required to make evasive and dangerous maneuvers to avoid accidents. Please address this issue with your young operators.

***CAN FIREWOOD BE STORED ON YOUR PROPERTY?**

Firewood can be stored on a property, if it is screened from view and does not detract from the aesthetic character of the Lot. Proposed covers to protect the firewood from rain/snow must be submitted for review and approval by the ARB. Tarps are not allowed.