



THE MISSION OF THE AH HOA BOARD IS TO PROVIDE A PLEASANT, SAFE, COMMUNITY-ORIENTED ENVIRONMENT FOR ALL RESIDENTS

Property Managed By:

Z & R Property Management

Kerry Cantrell

Phone: (719) 594-0506

Fax: (719) 594-0473

kerry@zandrmgmt.com

Board of Directors

President

Eric Swanson

erics42@gmail.com

Vice President

Rosemarie Hall-Heyduk

rhallheyduk@yahoo.com

Director/Treasurer

Mike Leewaye

mleewaye@hotmail.com

SECURITY COMPANY

(May-Sept.)

Colorado Springs Security

Services, LLC

Phone: (719) 638-6720

**FROM THE BOARD** by Eric Swanson

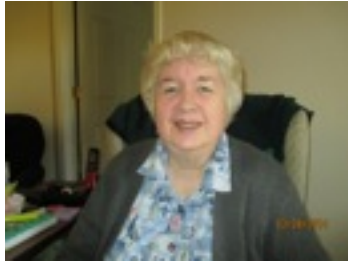
Our HOA meetings have been fun and informative since the last newsletter made its way around to you. The key topics have been (1) respect for our neighbors, (2) plans for upgrades to our landscaping, (3) financial management, and (4) Springtime.

1) Respect for our Neighbors - Issues that the Board has been asked to address largely come from our residents who are not familiar with our community covenants. When someone in the community gets a friendly reminder letter from us, normally we get a response that they are sorry for the problem and that they were unaware of the rules. If it has been a while since you've reviewed our community covenants, please visit our website: [www.autumnheightshoa.com](http://www.autumnheightshoa.com) - Docs & Info - CCR's & Rules. Thank you for helping to keep Autumn Heights a great place to live!

2) Landscaping - As most of you are aware, we took the City up on their offer to pay half of the costs if we conducted their approved fire mitigation project. Though this has made Autumn Heights a safer place to live, it has left some holes in our landscaping. We are working on this on two fronts. The *first* is to get the stumps cut below ground level, then to have our maintenance company complete the spot repairs of bedding, edging, and irrigation components. The *second* is updating the overall landscaping plan for the neighborhood. Due to our budget constraints, the plan will need to be phased over a couple of years. The plan will address updates to the irrigation system and xeriscaping a the fronts of the buildings. The goal is not only updating our landscaping, but also to save on watering needs. We expect to see plan and budget updates this week, and work to start this quarter on the first phase of landscaping improvements.

3) Financial Management - We have had our 2014 budget confirmed and we're under budget to date. Major capital expenditures this year will be for the start of our landscaping upgrades. We have forecasted capital expenditures through 2034, and we feel strongly that we will be able to improve and properly maintain our homes without special assessments through that time.

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### WHO'S WHO IN OUR COMMUNITY...

#### Meet Jean Rocco

Jean was born in Massachusetts, raised in upstate New York, and after graduating high school moved to New York City with hopes of becoming an actress. The opportunity of entering the management end of show business presented itself and Jean found her calling. She managed such productions as A Chorus Line and Chicago, as well as a host of other memorable Broadway shows. Jean rubbed shoulders with likes of Meryl Streep, John Lithgow, Betty White, Candice Bergen and many more... resulting in some great stories! Jean moved here in March 2001 and worked at the Broadmoor Hotel until her retirement last year. Living with her cat Teke, she loves the safe environment of AH and the friendliness of her neighbors.

### COMMUNITY ACTIVITIES

#### BOOK CLUB by Mickey Booth

The Book Group meets on the second Thursday of each month at 7:00 p.m. This month the book is "Still Life" by Louise Penny. It's a mystery set in Canada. All are welcome, and you don't really have to have read the book, although it is nicer if you have. We will choose a new one this month and we never know what we are going to pick. There are snacks and drinks too.

#### BUNCO NIGHTS by Patsy Suttles

Our Bunco Nights are the last Friday of each month. We have snacks at 6:00 p.m. and begin the game at 6:30 p.m. Everyone (guys and girls) is invited to bring a friend, whether an AH resident or not. Each player contributes \$5.00 and prizes are awarded at the end of the evening for most buncos, most games won, and most games lost. No strategy or complicated rules involved—great way to have fun with friends, meet new people in the community, and let off steam at the end of the week.

#### MOVIE NIGHT

The third Friday of each month is Movie Night in the Clubhouse, with snacks, at 7:00. Jean Rocco (719 527-9258) is the point of contact. Please note that there will be no movie night in April since the third Friday falls on Good Friday. Movie Nights will resume in May.

#### POOL OPENING PARTY by Rosemarie Hall-Heyduk

The annual party to celebrate the opening of the pool will be **Sunday, June 1** from 3:00 to 6:00 p.m., with appetizers and soda from 3 to 5 and a BBQ from 5 to 6. Volunteers are needed to "man" the grill. Food and non-alcoholic beverages (BYOB) will be provided by the HOA. Please note that the pool may be open for your use before this party date.

Plans are in the works, and will soon be finalized, to officially welcome new residents into the AH community. Thanks to Diane Debekker for taking on the task of not only welcoming, but providing important information to those new to Autumn Heights.

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4) Springtime - It's that time of year when our landscape maintenance people will be sprucing us up and getting our sprinkler system up and running. We'll also be working to get the roadways cleaned up and patched up. Thank you for your patience as we get crews in to make us ready for warm weather again.

We love to have input from everyone and encourage you to join us every third Monday of the month at 7:30 p.m. at the clubhouse.

## YARD SALE June 14

Mark your calendar! This is an opportunity to have a personal sale at your unit or to donate items to the Clubhouse for a community sale. The proceeds from the community sale will be used for new furniture and/or decorations in the Clubhouse. Donations may be dropped off at the Clubhouse Thursday, June 12 or Friday, June 13 from 4:00 to 7:00 p.m. As in the past, a **large trash container** will be located across from the Clubhouse for residents to drop off unwanted items gathered during their spring clean up.

Speaking of spring cleaning, is anyone out there interested in getting their windows cleaned? We thought we might get a better deal if a group of us contracted someone to do several units. If interested, contact Rosemarie Hall-Heyduk at rhallheyduk@yahoo.com.

**"Coffee and Donuts with the Board"** will be on Saturday, May 10, from 9:00 to 10:00 a.m. This is an opportunity to visit informally with the Board and share ideas. *As always, everyone is welcome!*

### LOVE THOSE SUMMER COOKOUTS...

For residents who enjoy cooking out, there are grills in the pool area available for your personal use. There is no requirement to reserve them at this time.

However, you must...

- provide your own propane.
- clean the grill after use.
- be considerate of others using the pool.
- clean up after yourself
- Enjoy!

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Good news... Kerry, from Z & R, tells us that all the open window wells that were exposed by the removal of the juniper bushes will soon be covered for safety, at HOA expense.

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### WE VALUE YOUR INPUT

Our newsletter is published quarterly (Jan., Apr., July, Oct.) with the goal of providing and updating important information about our community, and informing residents about upcoming events. If you have something that you believe should be included, please contact Pat Beatty at 527-0534 or deepat6@msn.com.

NEIGHBORHOOD WATCH PROGRAM

by Larry Pierce

You may have noticed the *Neighborhood Watch* signs that are posted at each of the entrances. Our community started forming a “watch” program just about 2 years ago. The Neighborhood Watch Program is designed to assist emergency responders in getting information out to communities. It has been proven that one of the best ways to keep your community safe is to get to know your neighbors and the activities that are going on around you. If you see a crime in progress call 911; if you have a non-emergency situation that you would like to report contact the **Colorado Springs Police Department at 719 444-7000.**

We are working with the CSPD to schedule safety awareness events this spring. Watch for more information on your clips and on the message boards.

Last August, our HOA sponsored its first National Night Out which was a big success. We are planning to participate again this year.

If you would like to participate on the Autumn Heights Neighborhood Watch, contact Larry Pierce at [lpierce\\_0125@yahoo.com](mailto:lpierce_0125@yahoo.com).

DEE’S CORNER

Two silkworms had a race. They ended up in a tie.

No matter how much you push the envelope, it’ll still be stationery.

A backward poet writes inverse.

**AUTUMN HEIGHTS PLDs**  
**(Pesky Little Details)**

**TRASH** We asked for an earlier pick-up, and we got an earlier pick-up! Please note that our trash is being picked up much earlier now, so it is necessary to make sure you set it out earlier. **Trash is not to be set out the night before!**

**PETS** Remember, one dog or two cats... that’s the limit. For all resident’s benefit, Autumn Heights has a strict pet rule that must be adhered to. Also, please, please, please pick up after your pet!

**PARKING** Your garage and/or driveway is to be used for parking your vehicle(s). For use of overflow and/or guest parking spaces, please see the Autumn Heights Rules and Regulations. You may also use both sides of Broadmoor Bluffs for additional parking. **NOTE:** All the roads in the AH community are considered **fire lanes** and parking is **not** allowed in fire lanes since this may impede emergency and rescue vehicles. Viper Towing and Recovery, LLC, (719) 209-5220, is authorized to tow any vehicle parked in the fire lanes without warning and at the owner’s expense.

**STORAGE** The outside closet of your unit is for storage, not your patio. Anyone using their patio for storage is subject to a fine.

**THANK YOU FOR YOUR COOPERATION!**

## POOL/HOT TUB RULES

HOURS OF OPERATION: 9:00 a.m. to 10:00 p.m

There is NO LIFEGUARD on duty. Swimming is at your own risk.

Children under the age of 14 must be accompanied by an adult resident. This applies to guests as well.

Babies with swim diapers are allowed.

No pool floats are allowed in the pool. Small play objects must be held to a minimum. No water balloons are allowed in pool or pool area.

Pets are not allowed in the pool/hot tub area.

Smoking is prohibited in the pool area and in the Clubhouse. There is a designated smoking area in front of the Clubhouse entrance.

Non-alcoholic and alcoholic beverages are permitted poolside in non-breakable containers only; NO GLASS containers of any kind are allowed in the pool area.

Intoxication and underage drinking is strictly prohibited.

The garden hose is to be used for watering plants and shrubbery only. Do not use the hose to fill the pool or hot tub. If the water level is low, overflowing, or the water looks cloudy, contact Z & R Property Management immediately.

Safety equipment is to be used in emergency situations ONLY.

Persons using the pool must clean up personal items at the time of leaving the area. All trash should be disposed of properly in the receptacles provided

Persons under the age of 14, anyone with a heart condition, and pregnant women should refrain from using the hot tub due to the possibility of serious health issues.

Autumn Heights HOA reserves the right to refuse the use of the pool, hot tub, community center and fitness room to anyone that does not abide by the rules.

Autumn Heights HOA is not responsible for accidents that may occur while using the facilities.

## FITNESS ROOM RULES

HOURS OF OPERATION: 5:00 a.m. to midnight

For your safety and privacy, access to the fitness center is the solid door east of the main doors to the Clubhouse.

The Autumn Heights fitness room is available for residents and their guests. Guests must be accompanied by a resident while using the facility.

The fitness room is only open to adults and 13-16 year old teens when accompanied by their parents.

For your safety and the safety of others:

- \*Do not use the equipment when you are wet and/or in swimwear. Swimwear is not appropriate attire for the fitness room.

- \*During peak times of use, please limit your exercise time to 30 minutes per machine.

- \*Antibacterial spray is provided for you to use to wipe down the machines when you are finished.

- \*You may have a capped bottle of water, if needed for hydration, but no other food or drink should be in the fitness area.

- \*Remember that sound carries, even inside. Please modulate your sound devices in deference to others.

When leaving the fitness room, please turn off the exercise equipment, fans and lights.

If you will be using the pool or hot tub after your workout, please shower first. The pool and hot tub are only open for the summer season from 9:00 a.m to 10:00 p.m. daily.

Report any damage or equipment malfunctions to Z&R Property Management right away.

Enjoy!