



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

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**Board of Directors**

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Pat Beatty

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- ☆ Colorado Springs Security  
(719) 638-6720
- ☆ NON-emergency Police  
(719) 444-7000
- ☆ EMERGENCY 911
- ☆ Viper Towing  
(719) 209-5220

Autumn Heights is a

**COVENANT CONTROLLED COMMUNITY**

**EVERY** resident, owner or renter, is obligated to comply with **all** covenants (rules and regulations).

Access to the covenants is available on the website:

[www.autumnheightshoa.com](http://www.autumnheightshoa.com)

If in doubt, check with Kerry at Z&R or a Board member.

**FROM THE BOARD**

by Mike Leewaye

Once again I want to thank all the residents who attend the HOA monthly meetings. I feel it is important for the Board to have a transparent and open dialogue with our residents. If you are unable to attend our monthly meeting make it a point to read the newsletter which contains valuable information regarding your AH community. You are more than welcome to contribute to the newsletter; your voices are important to me and to the rest of the Board.

It's now been approximately three months since the new Board has been in place and I feel confident we will continue to ensure that our residents' needs will be identified and addressed. As with any business there is always some type of issue that needs immediate attention and the AH HOA Board will work diligently to resolve any unforeseen issue in a timely manner.

Again, I am honored to be your HOA President and look forward to working with all of you in the upcoming year. Feel free to email me with any concerns that you may have and I will make every attempt to resolve your issue in a timely and satisfactory manner.

I wish every one a happy Easter.



WHO'S WHO IN THE COMMUNITY...

**Eric Swanson**

Originally from Iowa, by way of Dallas, Texas where he met his wife, Virginia in 1987, Eric and his bride moved to Colo. Springs the following year. They had honeymooned at the Broadmoor and decided this was the place they wanted to call home. He says he "...was blessed to be from Iowa but more blessed to be from Colorado!" However, before son Zakris (Zak) was born they relocated to Virginia until his in-laws, Doc & Dona Harris, introduced them to Autumn Heights in 2009. Eric served on the HOA Board from 2012 to 2015. He is an outdoors kind of guy... loves to ski in the winter and hike in the summer. He is also a family man... doing yoga with wife Virginia and karate with son Zak. He loves the "Mayberry RFD" kind of feel to Autumn Heights where "residents know each other and take care of each other."



**COMMUNITY ACTIVITIES**

BOOK CLUB by Mickey Booth

Book Club is really perking along. We have added a new member and that makes 10 of us. We read a real diversity of books and have great food and drink. In April or May, we hope to read Autumn Height's own Betty Howard's book MIXED SIGNALS and have her at our meeting to tell us about the ins and outs of her writing it. We want to extend an invitation to anyone our complex to join us; everyone is welcome. The group meets tat the Clubhouse the **2nd Thursday of the month at 7:00 PM.**

BUNCO NIGHTS by Patsy Suttles

Our final Bunco nights of the season will be on **Friday, April 24** and **Friday, May 29** in the Clubhouse. Snacks begin around 6:00 p.m. and the games start at 6:30. We would love to welcome you and your friends—guests need not be residents of Autumn Heights. Each player "antes" \$5.00 and prizes are awarded at the end of the evening. Looking forward to seeing you on April 24...

MOVIE NIGHT

(NOTE CHANGE OF DAY FROM FRIDAY TO THURSDAY)

Movie Night is the **3rd Thursday** of each month at 7:00 P.M. Come to the Clubhouse, enjoy snacks (provided) and relax with friends as you enjoy a movie. Call Jean Rocco at 719 527-9258 if you have questions.

CLUBHOUSE LIBRARY AND BOOK EXCHANGE

Starting in May, residents will have an opportunity to borrow, drop off or exchange books at our library located in the AH Clubhouse. We will start with one day per month and will adjust the hours if needed.

**2nd Thursday each month from 4 - 7 PM**

Grab a cup of coffee, get to know some of your neighbors and enjoy a good book and some stimulating conversation. We hope to see you there!

**SUNDAY, APRIL 12, 3:30-4:30 PM - COME SAY, "THANK YOU!"**

DESSERT RECEPTION to show our APPRECIATION to **ERIC SWANSON**, outgoing PRESIDENT OF THE AH BOARD

... is another man's  
treasure...

Our annual yard sale is just around the corner. This is an opportunity to clean out your closet, storage area, garage, etc and make room for something new. At the same time, you can earn some extra money and give your previous treasures another chance to shine! Mark your calendar...

Saturday, June 6, 8 AM to 1 PM

We will also have a sale of donated items at the Clubhouse. Proceeds from this part of the yard sale go to support activities for all residents throughout the year. If you have items you would like to donate, you may bring them by the Clubhouse on Thurs., June 4 or Fri., June 5 from 4 - 7 PM.

### DO NOT FEED THE WILDLIFE

This is not just an Autumn Heights HOA request but it is a COLORADO STATE LAW.

The Board of Directors has enacted a resolution to amend the Rules and Regulations which will address the issue of feeding wildlife of any kind on the Property.

Anyone choosing to ignore this rule is subject to a fine. If you would like more information please contact Z&R Management at 594-0506.

- Speed limit 10 mph throughout AH. For everyone's safety, watch your speed!
- Always clean up after your pet!
- All brooms and shovels should be stored in your storage closet or garage, not on the patio.
- Get your trash out early Wednesday mornings (not the night before).

### NEIGHBORHOOD WATCH

by Jean Rocco

Our most recent Neighborhood Watch Seminar on Personal and Home Safety had to be postponed because our presenter, Kat McNally, was unable to attend. It has been

RESCHEDULED for THURSDAY, MAY 7

6:30 to 7:00 PM.

However, I want to thank all the Block Captains and residents attending the meeting. We had a wonderful turn-out and a lively discussion related to the Neighborhood Watch Program. Based on the requests of those attending the meeting we have attached a listing of the Block Captains and their phone numbers as well as the sections/units assigned to each of them.

If you are interested in serving in the capacity of a Block Captain (ideally we would like to have two people for each of the 8 sections) or assist with the overall planning of the Neighborhood Watch Seminars or the National Night Out, please call Jean Rocco at 527-9258. I would love to hear from you!

# AUTUMN HEIGHTS NEWSLETTER    APRIL 2015

## LANDSCAPING PHASE II

This spring, we will start our Landscaping Phase II. This will include the second entrance into Autumn Heights and most likely the area on the corner of Star Ranch Road and Broadmoor Bluffs. Depending on the bids and our budget for the project, Phase II may also include some of the areas that were cleared of junipers in our 2013 fire mitigation efforts. Please see the Community Communication Boards by each of the community mail boxes for copies of the plan.

The Board also has a list of approved shrubs, grasses and bushes that are part of the overall plan designed by Bill Guman. These plants were selected because they are drought resistant and require less water to get established than some other vegetation.

**The complete listing is attached to the newsletter along with a Request for Approval Letter.**

If you decide to plant a shrub or bush in the limited common area around your patio or replace a dead or dying plant you may select one of the options on the list of approved plants, and identify where you want to plant it. Email or send the letter to Kerry at Z&R and the Board will consider your request and respond to you in writing. Once approved, you have several options:

- a. You may purchase and plant the new bush or shrub (you will be responsible for any damage to electrical lines).
- b. You may purchase the shrub or grass and have Greener Grass plant it at your expense.

***HOA monthly meetings: 3rd Monday of each month, 7:00 at the Clubhouse.***

**Everyone is welcome.**

## SPRING CLEAN-UP AND FIRST IMPRESSION

It's getting to be that time of year when most of us get the urge to clean up garages, storage sheds, patios and entrance areas. The amount of 'stuff' that accumulates over the winter is amazing. For this reason, the HOA Board will again order a dumpster to be placed in the parking area across from the Clubhouse from Friday, June 5 to Monday, June 8. Feel free to use this opportunity to throw away any items, large or small, that are just taking up space in your unit.

Patios and entrance ways are the areas in our complex that create a FIRST IMPRESSION and leave a PERMANENT PICTURE in the mind of potential residents. We want to present Autumn Heights in the most favorable light and maintain or increase our property values. Please take a look at our community from Star Ranch Road, Broadmoor Bluffs and throughout Autumn Heights Drive and Circle. Your cooperation and beautification of patios and entrances is greatly appreciated and will benefit the entire community. Thank you for helping us make Autumn Heights look inviting.

Speak your mind,  
make suggestions, share ideas, or just come for  
the fun of it! **COFFEE WITH THE BOARD...** if you  
missed the one in February, you missed a good time as well as  
some productive and informative conversation. Your next  
opportunity to meet informally with your Board is

**May 16 from 9:00 am to 10:00 am.**

**(Saturday)**

# AUTUMN HEIGHTS NEWSLETTER    APRIL 2015

## AUTUMN HEIGHTS NEIGHBORHOOD WATCH

### BLOCK CAPTAINS

Section 1	Sally Muller	503 957-8159
Section 2	Zee Dekraai	719 579-9728
Section 2	Jerry Ralston	719 540-9899
Section 3	Doc Harris	719 351-0704
Section 3	Susan Bodine	719 475-8245
Section 4	Sanders Berndt	719 650-5931
Section 4	Rosemarie Hall-Heyduk	229-1362
Section 5	Eric Swanson	719 332-4160
Section 6	Larry Potter	719 538-072
Section 7	Betty Howard	719 531-6315
Section 8	Larry Pierce	719 465-2649

Block Captains,

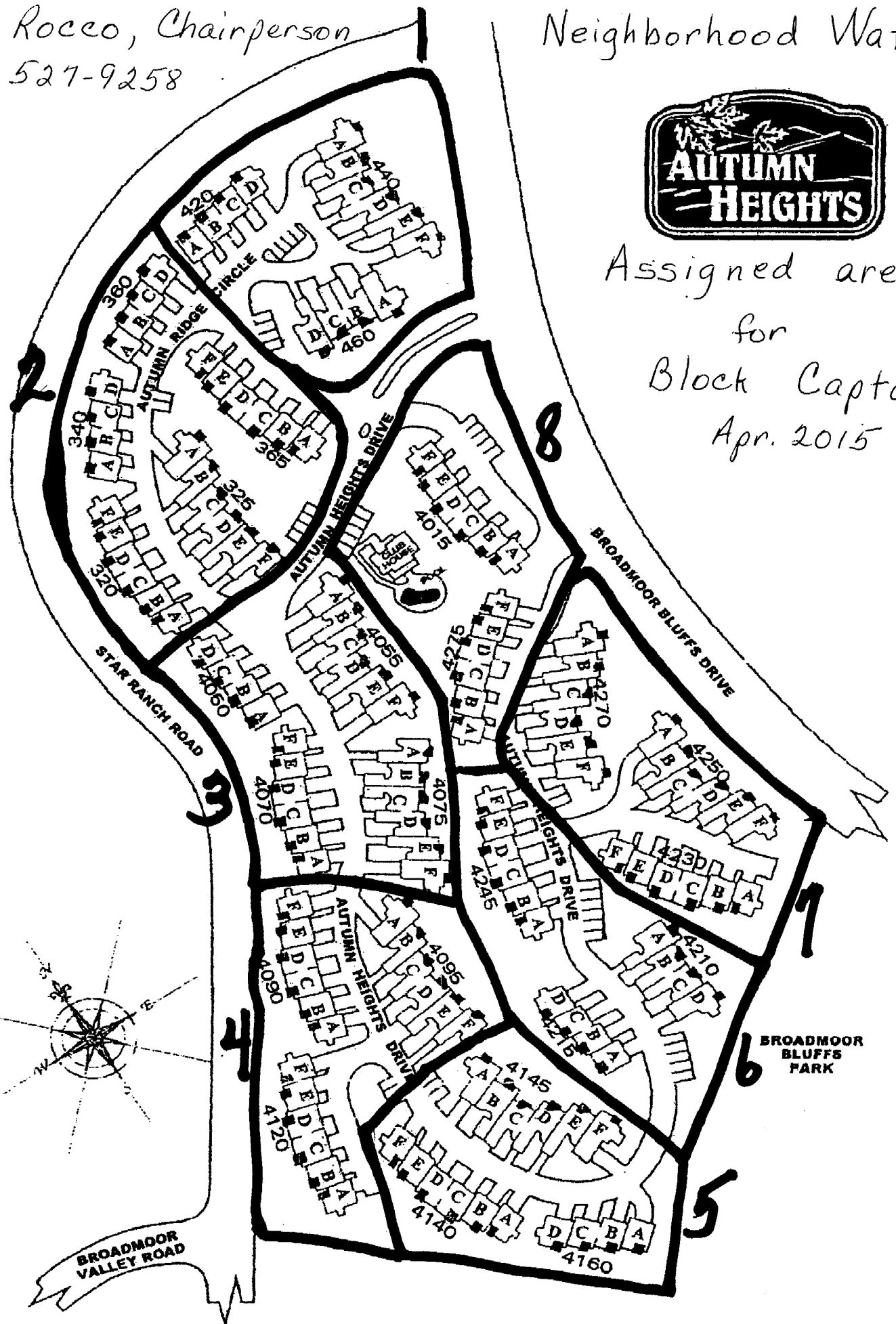
Please check your section number. Your number may have changed due to renumbering the assigned areas.

Jean Rocco, Chairperson  
719 527-9258

Neighborhood Watch



Assigned areas  
for  
Block Captains  
Apr. 2015



APPROVED SHRUBS AND GRASSES  
FOR OWNER INSTALLS

**Evergreen Shrubs**

Dwarf Mugho Pine

Nest Spruce

**Deciduous Shrubs**

Austrian Copper Rose

Sea Foam Rose

Arrowhead Viburnum

Fruit-bearing Cranberry Viburnum

Blue Mist Spirea

Common Lilac

Gold Drop Potentilla

Russian Sage

Cutleaf Golden Elder

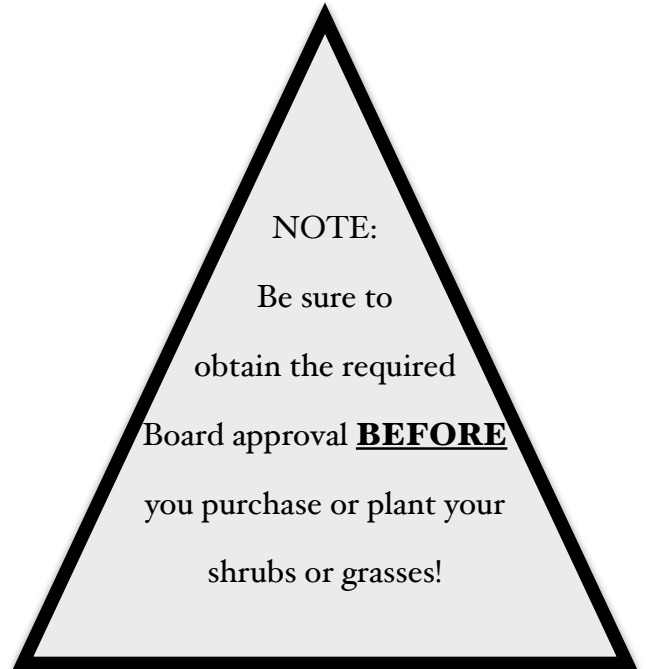
**Ornamental Grasses**

Feather Reed Grass

Blue Fescue Grass

Maiden Grass

Red Baron Japanese Blood Grass



Purchasing and planting shrubs or grasses by residents for their limited common area is strictly **voluntary**. No resident is required to take this action.

*Thanks to all residents for  
keeping Autumn Heights  
BEAUTIFUL!*

AUTUMN HEIGHTS, A COVENANT-CONTROLLED COMMUNITY

**AUTUMN HEIGHTS LANDSCAPING FORM:**

**“REQUEST TO PLANT/REPLANT IN LIMITED COMMON AREAS“**

(Patio and ground surrounding unit)

DATE OF REQUEST: \_\_\_\_\_

RESIDENT'S NAME \_\_\_\_\_

RESIDENT'S ADDRESS \_\_\_\_\_ PHONE: \_\_\_\_\_

PLANT(S) SELECTED: \_\_\_\_\_

\_\_\_\_\_

PLEASE LIST REQUEST IN DETAIL \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

PLEASE IDENTIFY WITH AN X WHERE PLANT(S) WILL BE PLANTED AROUND YOUR PATIO:

PLEASE INDICATE: A) I/WE WILL PURCHASE AND PLANT THE SCRUB, BUSH OR PLANT

B) I/WE WILL PURCHASE THE PLANT AND GREENER GRASS WILL PLANT

PLEASE SCAN/EMAIL THIS FORM TO: [KERRY@zandrmgmt.com](mailto:KERRY@zandrmgmt.com)

OR MAIL TO: Z&R PROPERTY MANAGEMENT, 6015 Lehman Dr., Colorado Springs, CO 80918

Feel free to make arrangements with Greener Grass and/or purchase your plant(S) **AFTER your request has been approved.** You will be notified by email or call of the approval.

THANK YOU FOR YOUR REQUEST. THE HOA BOARD STRIVES TO ENSURE THAT AUTUMN HEIGHTS CONTINUES TO MAINTAIN AN APPEALING APPEARANCE AND IS A SAFE PLACE TO LIVE.