



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

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- ☆ 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

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

FROM THE BOARD

by Rosemarie Hall-Heyduk

Damage Repair and Priorities for 2017

So far this year, we have braved some nasty windstorms. This is the first time in decades that we experienced wind in excess of 100 miles per hour. We were fortunate that the damages were not as bad and the repairs not as costly as they could have been.

The **roof damages** have already been repaired and the **fence repair** is well under way and will be completed by the time the pool opens in May. After all the bills are paid, we will consider whether we have the funds to continue with the **fence replacement** this summer. Our goal is complete replacement.

Comments thus far have been overwhelmingly positive from a number of residents on Star Ranch Road. Besides the improved views and the appearance of the fence itself, additional benefits of this style of fence are that there will be less maintenance and the likelihood of it being damaged by a future windstorm is considerably lower.

This Board continues to be committed to work within the financial limits set by the monthly HOA dues if at all possible. With the above expenses included, here list a list of priorities, projects and improvements for this year: *continued on page 2*

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The concrete berm started last year at the top of the property on Autumn Heights and ending in the back of 320 Autumn Ridge Circle will be continued farther down Star Ranch Road to keep water, resulting from heavy downpours, on the Star Ranch Road sidewalk instead of pouring into our property. Straw wattles will continue to supplement our effort to keep everyone's property dry.

Road repairs will be completed where necessary; however, after talking to our asphalt contractor last year, we will be able to postpone the road resurfacing for another year or two. This will give us time to put more money toward the project when it is needed.

Landscaping: the landscaping for both entrances to Autumn Heights was completed last year. This year, there will be some fine-tuning and replacement of dead shrubs, then we will give the plants a chance to grow and mature before we consider additional plantings. Regular lawn and shrub maintenance will continue along with any necessary pruning. In addition, we will complete the planting in the triangle between Broadmoor Bluffs and Star Ranch Road in front the Autumn Heights sign.

Paint repairs: this is an ongoing maintenance project, done on an as needed basis.

Autumn Heights Board Meetings

Our monthly HOA Board meetings are held at the AH Clubhouse on the 3rd Monday of every month at 3:00 pm. All interested residents are encouraged to attend.

In addition, the Board members continues the quarterly **Coffee with the Board** on Saturday, May 13, August 19, and November 18 from 9:00 to 10:00 am. Coffee and refreshments will be served. Please mark your calendars.

BOOK CLUB

The book Club continues to meet at the Clubhouse the 2nd Thursday of the month at 6:00 PM. with the following exception due to Easter activities: Our next meeting will be Thursday, April 6. The book we are reading is Everyone Brave is Forgiven by Chris Cleave.

We will meet again on May 11 (book to be chosen during the April meeting) and then take a break during the summer months.

MOVIE NIGHT

Join us April 20 and May 18, the 3rd Thursday of the month, at 6:00 PM for a movie and snacks at the Clubhouse. This is a great opportunity to relax with neighbors for a fun time! Call Jean Rocco at 719 527-9258 if you have any questions.

Swimming Pool and Hot Tub Opening Memorial Day Weekend

Some of the perks of living in Autumn Heights include our pool and hot tub. With summer approaching, the pool and hot tub will be cleaned and ready for use (depending on the weather) Memorial Day weekend. The pool and hot tub are open from 9:00 am to 10:00 pm daily. Appropriate bathing attire has to be worn at all times and infants are required to wear swim diapers while in the pool. **NOTE: We DO NOT have a lifeguard on duty and parents are required to supervise their children (until age 14) at all times.** Glass containers are NOT allowed in the pool area at any time. Please see our website for additional information on rules and conduct. Let's make this a pleasant environment for everyone. Enjoy!

Fitness Center

Our Fitness Center features a treadmill, free weights, resistance equipment, elliptical bikes, and an exercise bicycle for your use. The Fitness Center can be accessed through its own door (to the left of the entrance door into the clubhouse) with the same key that opens the pool and door to the bathrooms and sauna. The Fitness Center is open for residents' use daily from 5:00 am to 12 midnight. Please refer to the Fitness Center rules posted on the AH website and in the communication boxes for further information.

Pool and Fitness Center Keys

Owners are responsible for providing their renters with one pool/fitness center key. If an owner needs a key, the cost for the replacement is \$25.00. Keys cannot be duplicated and only one key per unit will be issued. Call Z&R to make arrangements.

Pool Opening Party 2017

Our 'Annual Pool Opening' celebration will be on Sunday, June 4 from 4:00-5:30 p.m. Burgers, hot dogs and all the trimmings will be provided along with non-alcoholic beverages. This is a great opportunity to meet your neighbors and enjoy our beautiful pool and hot tub area. We hope to see you at the pool opening!

A NOTE FROM OUR PROPERTY MANAGER:

"A recurring problem happens when residents order cable TV and the installer leaves the new cable above ground. This creates a tripping hazard and a hazard for the lawn crews.

Please remember that any installation of cable or satellite dish telecommunications needs prior approval, and that it is the unit owner's responsibility to ensure that the installer performs the installation properly:

- ♦ call in utility locates prior to digging, make sure that the cable is buried correctly, and the landscape restored to its original condition.
- ♦ UNIT OWNERS will be held responsible for any problems with the installation in the common areas."

Dos and Don'ts in Autumn Heights...

a reminder for all of us

The HOA Board, along with our committee chairpersons and residents welcome our new owners and renters to the Community. As we all know, Autumn Heights is a **COVENANT-CONTROLLED COMMUNITY** and all of us are held to the covenants, rules and regulations (found on the Autumn Heights website).

To help ensure that all of us feel safe and our Community continues to be a **good place** to live, here are some **DOs and Don'ts** that will make life here more enjoyable:

Vehicles

DO park your vehicle in your garage and/or in your driveway.

DON'T park your vehicle in the fire lane **EVER!** (Loading and unloading with your emergency flashers on is permitted. Contractors easily available to move their vehicles, fire, police and other emergency vehicles are permitted).

DO ensure that any vehicles parked outside are locked and valuables are out of sight.

DO close your garage door when you leave your home. This is a safe area and we do have a neighborhood watch program, however, 'opportunity makes thieves'.

DO any vehicle maintenance or repairs, including washing and waxing your vehicle **off-site only**.

Pets

DO pick up after your dog and DO keep your dog on a leash at all times.

DON'T walk your pet behind units (patio sides). There are no walking paths and it infringes on other residents' privacy.

DO use the road only or take your pet to a nearby dog park for exercise and play.

DON'T tether or tie your pet on a leash or chain on your patio unless you are outside with your pet.

Trash

DO put your trash out the **morning of trash day** (never the night before), which is early every **Wednesday** unless there is a holiday during the week, at which time trash pick-up is scheduled for Thursdays.

DO keep any trash, including used cups, fast food wrappers etc. with you until you can dispose of them in your trashcan.

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Community Living

DO be considerate of your neighbors and keep noise levels down, especially after 10 pm.

DO feel free to beautify your patio with container plants. You may also select bushes from a list of approved shrubs and other plants native to the area to plant in the limited common area around your patio. **For the list of plants and the approval letter, see the back of this newsletter.**

DO enjoy our trees and landscape **BUT DON'T** climb or allow your children or guests to climb our trees or fences.

DO enjoy our wild life but **DON'T** feed any wild animals, including deer, raccoons, squirrels, foxes, birds etc. **This is not only an Autumn Heights rule but a state law.**

DON'T install/use window air conditioners which are set up outside a window of your unit. You are welcome to use indoor air-conditioning units with the exhaust hose extending to your window screen; however, it cannot protrude from the window.

IMPORTANT IMPORTANT IMPORTANT

DO pick up your cigarette butts...

DON'T discard them on the road or the grass.

Fire danger is real!

Spring Yard Sale and Clean-up

Our annual **SPRING YARD SALE** is scheduled for Saturday, June 3 from 8:00 am to 1:00 pm. This is a great opportunity to change **'former treasures into cash'**. Residents can use their driveways and garages to display their items for sale. We usually have lots of potential buyers.

If you have items you would like to 'give away' but do not want to sell yourself, feel free to bring them to the AH Clubhouse where volunteers will get these donations ready for the sale. Proceeds will be used to supplement community activities. Drop-off times are Thursday and Friday, June 1 and 2 from 5:00 - 7:00 pm. We look forward to seeing you!

In conjunction with our YARD SALE, we also will provide a **large dumpster** (set up across from the clubhouse) for any items you want to discard. The dumpster will be delivered by Waste Management on Friday, June 2 and will be picked up on Monday, June 5. This is a great opportunity to get rid of unwanted large and small items at no cost to residents.

Window/Door Replacements Bushes in limited common area

With spring fast approaching and owners wanting to “spruce up” the property, please remember you **MUST have approval** to replace windows, add/or replace a storm door.

Likewise, approval must be obtained to plant bushes and shrubs in the limited common area behind your patio.

This means you will need to email Kerry Cantrell, our property manager at Z&R. He will send the specifications for the windows and doors that have been approved for the community.

If you choose to plant something in your patio area he will review your request and your choice of shrubs and send an approval letter. After receiving your approval letter, you may want to avoid digging and being held responsible for any damages to electrical lines or sprinkler systems by requesting that Greener Grass plant your bushes, etc. for you (GG will charge a small fee). It will be your responsibility to water your plants after planting. Kerry can put you in touch with Greener Grass.

The following is a list of approved shrubs and bushes:

Evergreen Shrubs

Dwarf Mugho Pine

Nest Spruce

Ornamental Grasses

Feather Reed Grass

Blue Fescue Grass

Miden Grass

Deciduous Shrubs

Austrian Copper Rose

Sea Foam Rose

Arrowhead Viburnum

Fruit-bearing Cranberry Viburnum

Cutleaf Golden Elder

Blue Mist Spirea

Common Lilac

Gold Drop Potentilla

Russian Sage

FYI: We are in the process of contracting with a new Security Company and will provide that information as soon as it is finalized. In the meantime the company we have been using is still on the job.