

Autumn Heights



Newsletter

Sponsored by the AHCOA

A monthly publication for the residents of Autumn Heights

January 2006

◇ Autumn Heights Annual Meeting ◇

On Thursday Jan. 5, 2006, the Autumn Heights Annual Meeting was held at the Clubhouse. Homeowners received an overview of Autumn Heights, a review of 2005 and a look at what 2006 will be like. Those homeowners who did not attend the meeting should have received a copy of the budget with the notice of annual meeting.

to the small number of homeowners in attendance the "quorum" was insufficient as required and stated in the AHCOA bylaws. The

term goals discussed by the Board of directors for Autumn Heights are: **Long-Term Financial Stability, Continued Increase in**

Property

Value; Make Autumn Heights a Place Where People Want to Live and Continued Enforcement of Covenants. For 2006 the Board of Directors will focus on: **Living within Current Budget, Continue to Retire Roof Loan, Focus Discretionary Spending on "Curb Appeal" Items and Advertise our Strengths with Local Realtors.**

Claus Weidner was reappointed to the AHCOA Board of Directors for a three-year term.

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Important Contact Information

- Z&R Property Management•
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Fax: (719) 594-0473
Email Addresses:
*Devin Smith
devin@zandrmgmt.com
*Darren Burns
darren@zandrmgmt.com

- Newsletter Information/Message Board Information•
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- Welcome Committee•
Zee DeKraai
Judy Gonzales
Eileen Graham
Rosemarie Hall-Heyduk
Grace Lynch
Jamie Ross
Carol Alto-Pierce

- AHCOA Board•
Margie Davis
Cary Smith
Claus Weidner

AHCOA Monthly Meetings are held the 1st Thursday of each month @ the Clubhouse 8:00 am Contact Z&R Property Mgt if you would like to attend.

????? Did You Know ????? Autumn Heights has:

16780 sq.ft. of concrete
3125 linear ft. of wood fence
4280 sq. ft. of wood retaining walls
210 waste & vent lines, water and sewer laterals
95921 sq. ft. of asphalt pavement
22760 linear ft. of gutters and downspouts
Over **300** trees and **200** bushes
64 sprinkler zones
.....Autumn Heights is **23** years old.



NEW **LOOK** for Newsletter! 2006 rang in the NEW YEAR with many of us **resolving** to do things a little differently. The Autumn Heights newsletter is also making a few changes in 2006. The logo for the newsletter has been changed to reflect the name of our community and some of the "constant" information will always appear on the front page. (i.e.. important phone numbers, emails, contacts names etc.) The newsletter will also be printed on a buff color paper so residents will know what they are seeing on their garage hooks. In order to publish any pertinent information from the monthly AHCOA meetings, the newsletter will continue to be distributed the third week of every month. Email your comments to: carol_alto@yahoo.com. All comments welcome!



HOMEOWNERS' CORNER

Looking around the community you can see that many homeowners are making improvements to their homes. If you are thinking about making improvements to your home or if you would like to share what company you purchased various products/services from, WE are interested.

Homeowner **Danielle Backstrom** has offered to coordinate with homeowners who are interested in purchasing windows, central air conditioning etc. to try to get "group" discounted rates on those "BIG" ticket items. Please contact Danielle by February 28th at (719) 579-6775 or email backstrom719@adelphia.net if you are interested or if you would like to make a referral.

Broadmoor Information and Security Contract Cancelled

The AHCOA Board of Directors for budgetary reasons voted to cancel the contract with Broadmoor Information and Security (BIS) as of January 1, 2006. BIS provided surveillance and reporting services for our community. With the cancellation of the services provided by BIS, it is very important that all residents work to keep this community safe. If you see any questionable activity, please call Z&R Property Mgmt.

Get to know your neighbors. Knowing your neighbors has been proven to be the best way to keep neighborhoods safe. It is so important for all of us to take responsibility in keeping Autumn Heights a great place to live.

**** Autumn Heights Activity Calendar ****

3rd Friday of Every Month (January 20)
BUNCO Women interested in playing Bunco (an easy dice game) are welcome to play. Time: 6:30 pm at the Clubhouse
Cost: \$5.00 and bring a dish to share.
Questions: Call Rosemarie Hall-Heyduk @ 527-9196 or Jamie Ross @ 540-9899.

CHILI Cook Off Sunday January 29, 2006
3:30 – 5:30 pm at the Clubhouse.
Prepare your favorite Chili recipe and win Cash prizes. Cost: \$5.00 entry fee.
This is an event in which everyone can

If you don't think you have the best tasting chili, come with a dish to share and be a "taste tester" No cost for tasting.
If you are interested in participating, please RSVP to Grace Lynch @ 685-9455 or Carol Alto-Pierce @ 579-5851. MUST RSVP by Friday January 27th.

Change to EMAIL Addresses

Z & R Property Management have new email addresses. If you would like to contact Z & R Property Management by email please note their new addresses.

- * Devin Smith devin@zandrmgmt.com
- * Darren Burns darren@zandrmgmt.com

If you would like to report any issues regarding the property, you are asked to email the management company. If you have an after hours property emergency, please call Z & R at 594-0506 and leave a message. Voice mail messages are received and dealt with in a timely manner.

To reserve the Clubhouse for parties/activities, contact Z & R Property Mgmt
To report suspicious or illegal activity, call 911 and/or Z&R Property Mgmt.
Please watch the MESSAGE BOARDS for any important information regarding the community.

