



Autumn Heights Condominium Owners Association (AHCOA) Fall 2007 Newsletter

SELECTION OF NEW AHCOA BOARD MEMBER

Mr. Rick Carlson stepped up and volunteered his time and talents to be a member of the AHCOA Board. Mr. Carlson will fulfill the open position until the January 2008 Annual Homeowners' meeting, at which time his and Mr. Larry Pierce's positions will be placed in front of the Community as a whole for an official vote to fulfill the vacancies for designated terms. The Board felt that having the Community approve the two positions, which were filled by the Board due to the resignations of Messrs. Cary Smith and Mr. Claus Weidner in January and April 2007 respectively, would enable the Community to make final judgment on the selection of Board members. Residents who serve on the Board have much responsibility in determining how your homeowners' dues are spent and invested. It is up to the Community to step up and be part of the decision making, including the selection of those persons who will be serving their needs.

2008 ANNUAL BUDGET - COMMUNITY ISSUES QUESTIONNAIRE

Z&R Property Management and the AHCOA Board will be initiating work on the 2008 Budget in October. As part of the process we want to reach out to the residents and homeowners to find out which issues need to be addressed in the upcoming calendar year. We encourage all residents to fill out the attached questionnaire and drop off at the mail drop at the clubhouse. Based upon responses, and funding availability, we will try our best to address your concerns. We are looking for participation by all members of the Community, and owners are invited to be part of the budget review process.

REMINDER-- AHCOA COVENANTS AND PROPERTY VALUES

All residents (owners or renters) are required to comply with the AHCOA covenants and regulations. Whether upgrading of windows, adding storm doors, selection of window coverings, changes to outside patio or grounds around individual units (planting trees, shrubs, fencing or decking material), there are specific rules that we, as residents, must adhere to. For a complete list of the covenants, rules and regulations see the Autumn Heights

website: www.autumnheightshoa.com.

According to The Gazette, Colorado Springs foreclosure levels are at an all time high, even in the highly sought after Broadmoor Community. To ensure we reap the values of our investments, we need to ensure that our Community continues to improve aesthetically and economically. The individual value of our homes is not only affected by the quality of upkeep of the landscape and housing structures, but also the investment each owner puts into their property. We encourage each owner to reflect on the interior upkeep of their property as well as the adherence of the established covenants, rules and regulations.

GARBAGE PICK-UP

The regular garbage pick up date are Wednesdays. Please ensure that your garbage receptacles are placed at the curb the morning of pick-up. Receptacles need to be secured in garage space as soon after trash pickup as possible. We are now entering the fall season and more small creatures will be scouring for food during the following months - and garbage receptacles are perfect hunting fields for these animals. NOTICE: some person or persons have routinely used the garbage receptacles outside of the clubhouse to deposit their waste and refuse. **We request that this practice cease immediately.**

INDEPENDENCE DAY CARE PACKAGES TO OUR HONORED MILITARY SERVING IN IRAQ

Those members of the Community who participated in the July 4th collection for our military in Iraq contributed more than 57lbs of personal items and snacks for the following soldiers and their colleagues fighting in Iraq. Although only a fraction of the Community participated in the collection, we thank them wholeheartedly for their donations and best wishes. Packages were sent to: SSG Mathew Lynd, and Lt. John Andrew Hitchings and their men forward deployed in Iraq.

CLOSING OF POOL AND SPA

The last day for use of the pool and spa is scheduled for Sunday, September 16. We appreciate all those who have followed the rules and have permitted everyone to enjoy a pleasant summer. The sauna is open to residents 9am-10pm throughout the year.

SPRUCING UP THE NEIGHBORHOOD

In recent weeks the Board has taken action to continue



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sprucing up the neighborhood. As you probably have noted, the handrails and signs have been painted or replaced and more emphasis has been placed on ensuring lawn maintenance is improved. In September needed stucco patching will commence, and clubhouse carpeting will be replaced. We are looking at other improvements for 2008 - which will be included in next year's budget.

NEIGHBORHOOD WATCH

We encourage residents to advise the Board or Z&R Management of any suspected illegal or troublesome activities within the Community. So far we have fared well with a lack of such activity, but we encourage vigilance by all residents to keep our Community and homes safe and a good place to live for all.

TOO MANY VEHICLES - TOO FEW VISITOR PARKING SPACES

It is becoming evident to long-term residents and owners that the Community is being overrun by an increasing amount of residents using visitor parking as a second and even third parking space for their vehicles. Autumn Heights covenants do note that vehicles are to be parked in garages and home driveways, and that visitor parking is to be used for as such - for visitors. Whereas short term or temporary parking is permitted, we are running into a problem of long-term and daily parking of extra vehicles. In no instance is visitor parking to be used for overnight parking of commercial, oversized, or moving container vehicles. In addition, please do not park overnight at the clubhouse or in front of the mail pick-up locations.

If you are expecting to use a parking space for an extended period - such as to accommodate a visitor - please contact Linnea at Z&R and advise her in advance. Per covenant regulations, vehicles that are left unattended for more than 72 hours, have outdated license plates, or appear to be abandoned, will be tagged for towing - at owner's expense. Please advise - don't be towed!!

AHCOA CLUBHOUSE MANAGER VACANCY

There is a vacancy to fill the position of AHCOA clubhouse Manager. A position description and requirements for the position have been posted on the AHCO website as well as on the bulletin boards around the Community. Interested persons should contact Linnea Mellinger at Z&R.

CHECK YOUR MONTHLY DUES PAYMENT SLIPS

Are you overpaying your monthly dues? The monthly condominium dues are \$223 a month. If you have been overpaying this amount, you are using the wrong payment slips - and you may have a credit on account.

EVENTS OF INTEREST FOR NEWSLETTER

If you have an event that you want to advertise in the upcoming newsletters, please send to Donna Winters via below e-mail address. We look forward to events that improve the quality of life here at Autumn Heights, and encourage your input._

PLEASE DO NOT SPEED

Reminder - the speed limit is 10MPH. We urgently request residents and their guests adhere to the speed limit.

UPCOMING CALENDAR OF EVENTS

September 17: Pool Closure

CONTACT NUMBERS

Z&R Property - Office: 594-0506, Fax: 594-0473

AHCOA Board Members:

President: Larry Pierce, lpierce_0125@yahoo.com

Treasurer: Richard Carlson, mtnmaan@comcast.net

Secretary: Donna Winters, lurasmom@msn.com

Additional information on board members, photos of Autumn Heights, board meeting minutes, newsletters, and covenants information can be found on the Autumn Heights website:
www.autumnheightshoa.com.