

Autumn Heights Condominium Owners Association (AHCOA) Winter-Spring 2007 Newsletter

SELECTION OF NEW AHCOA BOARD MEMBER

All homeowners should have been advised that AHCOA President, Claus Weidner resigned from his position effective April 13, 2007. If you are interested in serving on the Board, please contact Z&R Management at 594-0506 ASAP! The Board will hold an open meeting at 8:00am, Saturday, May 5, to discuss the Community's plan to continue moving forward.

We thank Mr. Weidner for his service to our small community and we wish him well.

2007 ANNUAL HOMEOWNERS' MEETING

The Annual Homeowners Meeting was held at the AHCOA clubhouse on Wednesday, January 3, 2007. The agenda included the review of the state of the community, overview of the budget and the election of officers. Ms. Donna Winters was elected AHCOA Secretary, and Mr. Larry Pierce was elected Treasurer, completing the tenure of Mr. Cary Smith, who resigned due to change of homeownership.

Prior to the annual meeting, the 2007 budget review meeting was held December 15, 2006, during which the approved budget for 2007 was presented. Included in both meetings were discussions of areas of interest to the Community, including: control of access to pool area, snow removal, lawn maintenance, and traffic speed control within the Community. The complete minutes, including PowerPoint presentations, from the annual and budget meetings can be found on the AHCOA website:

www.autumnheightshoa.com

OPENING OF COMMUNITY POOL AND SPA

The AHCOA pool and spa are scheduled to open on *Saturday, 26 May 2007* for the enjoyment of all residents of the Community and their accompanied guests.

Issuance new pool keys: In response to issues raised at the annual meeting of overuse of the pool and community area by non-residents, the lock on the pool gate has been changed and new keys will be made and issued to residents of the Autumn Heights community, for their use. Only one key will be made for each residential unit. If any keys are lost, it will be the responsibility of the owner of the unit to contact Z&R Management for a replacement. There will be a fee for replacement keys issued. Keys will be distributed to each resident at a "Neighbors'

Day" social scheduled for 4-6pm, Saturday, 19 May at the Clubhouse. Residents who are renting units are requested to bring a copy of their rental lease. If you are unable to attend "neighbors' day" event, you will need to contact Z&R Management to obtain a key. Keys will not be issued prior to May 19.

NEIGHBORS DAY

Members of the Community are invited to attend the first annual Neighbors' Day, 4-6pm. May 19, in order to meet other residents of the community as well as their AHCOA board officers. Keys and a copy of the pool/spa regulations will be distributed to residents attending the event. Attendees are invited to bring a dish to share and favorite alternative beverage; soft drinks, coffee and tea will be provided. We look forward to seeing you there.

May 2007

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SPRING COMMUNITY GARAGE SALE

As part of Neighbors' Day, the Annual AHCOA Community garage sale is scheduled for 8:30am-12:00N, Saturday, May 19. As in years' past, residents are welcome to participate in the sale for this day only. An ad will be put in the Cheyenne Edition and the Gazette the week prior to the sale. Signs directing prospective buyers will be posted the day of the sale. Participants are invited to set up garage and driveway areas with items they would like to sell. Happy Selling!!
Please note only community-wide garage sales approved by the Board of Directors are allowed.

CURB APPEAL/OUTWARD APPEARANCES

Spring is the perfect time of year to take a step back and observe how our homes look to others in the Community as well as prospective buyers or renters. A quick walk-around the area shows that the grounds and homes in general are in pretty good shape, but there are cosmetic maintenance solutions that need to be addressed by owners and residents. AHCOA covenants do not address some areas of cosmetic concerns. It is each homeowner's responsibility to ensure that the Community is appealing to those with whom we share the communal space. We urge all residents step outside and take a good look at how their home looks to their neighbors.

Dying potted plants, dirty windows, windowsill areas full of clutter and unappealing small appliances, ill-fitted or broken blinds, dangling screens, sports memorabilia, storage boxes and canned food can be an eyesore to your neighbors and prospective property buyers. As noted on TV and in numerous periodicals, curb appeal can affect the overall value of your home and those within community at large. By making the view more appealing, it can help increase property values.

Covenants do address issues that have an impact on the Community. Some of these issues have in recent months become areas of interest and concern.

In preparation for spring and summer, owners and residents should be aware of the following rules:

- No charcoal grills allowed, including portable outside "fireplaces" and hibachis. Only electric or contained gas grills are permitted.
- No window air conditioners or outside "swamp coolers" allowed. Window fans that remain within the confines of the resident's home are allowed.
- Patio areas are not storage areas. Please use storage closets as provided. Please keep area neat.
- Pets must meet size and number requirements noted in covenants. Owners are not permitted to tether pets on community common grounds. Pets must be on a leash attended by the owner. Owners are also responsible to clean up any pet feces.
- Noise control. Please be considerate of your neighbors when entertaining in the evening. Noise levels should be kept at acceptable levels. This is a family community and it is requested that language and behavior be respectful to all.

Take time to sweep off your patios, remove and/or replace dead flowers and plants, clean off the patio furniture and get ready to enjoy the lazy days of spring and summer in Colorado.

PRESENTATION OF THE FLAG

When presenting our nation's flag, please be mindful that it is presented with the honor to which it is deserved. Please be cognizant that in hanging and handling our most precious flag, there are protocols that need to be observed and followed. Ensure the flag is hung with respect, and not just as a window cover. If you have questions regarding the care of the flag, check out:

<http://www.wisegeek.com/what-is-proper-flag-protocol.htm>

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NEW Z&R PROPERTY MANAGER

AHCOA's new property manager is Ms. Linnea Mellinger, replacing Mr. Devin Smith, who is now a member of the Colorado Springs Fire Department. We welcome Linnea and wish Devin the best in his new endeavors. Linnea@zandrmgmt.com.

PROPERTY VALUES AND AHCOA COVENANTS:

All residents (owners or renters) are required to comply with the covenants of the Community. 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.

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. Neither the Board nor Z&R Management takes any joy in correcting members of the Community on failure to follow the covenants. We encourage a dialogue with all residents on issues that affect us individually and as a Community as a whole.

Ms. Mellinger and board members will be making periodic walks around the area, reviewing structural and maintenance issues as well as covenant violations. When violations are noted, residents will receive written notification to correct the issues. Covenants and contact information can be found on the AHCOA website..

If you have a question regarding the covenants, care of pets, window coverings, or property improvements, contact Z&R Management at the address below for guidance.

UPCOMING CALENDAR OF EVENTS

May 5 - 8:00am, AHCOA board meeting, clubhouse

May 18 - 6:30pm, Ladies BUNCO, clubhouse

May 19 - 8:30am-12N, AHCOA Garage Sale

May 19 - 4-6:00pm, Community social, clubhouse

May 26 - 9:00am, Opening of AHCOA pool and spa

CONTACT NUMBERS

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

AHCOA Board Members:

Treasurer: Larry Pierce, lpierce_0125@yahoo.com

Secretary: Donna Winters, lurasmom@msn.com

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