

**SELECTION OF NEW AHCOA BOARD MEMBER**

The third position on the AHCOA remains open. If you are interested in making an impact on your community, we encourage your participation. The Board is moving forward to improve the quality of life here at Autumn Heights and we encourage community participation. All interested persons should call Linnea at Z&R Management at 594-0506.

**VANDALISM AT AUTUMN HEIGHTS**

Early morning June 8, it was discovered that some person or persons committed a vandalism act at the entrance of the Community, destroying a spotlight and crushing planted flowers. The Colorado Springs Police Department was contacted and a police report was registered. The police consider this to be an act of "criminal mischief." We implore upon the Community to prevent such future acts and report any suspicious activity. It is in all our best interest to protect our community and its residents.

**UNAUTHORIZED ACCESS TO POOL**

The community pool opened this past Memorial Day, but we have already experienced some problems with use by unescorted non-residents, unaccompanied minors, and fence jumpers. The decision to change the keys and issue rules and regulations to each resident was in response to requests made by the Community at the January 2007 Annual Meeting. We again request residents to abide by these rules. Unaccompanied non-residents will be asked to leave the pool. **Please do not lend your pool keys to non-resident family or friends.**

**INDEPENDENCE DAY POOL PARTY/POT LUCK**

The Board will sponsor an Independence Day Pool Party/Pot Luck, 3:00-6:00pm, Wednesday, July 4<sup>th</sup>. Residents are invited to come and celebrate the holiday with neighbors and friends. Soft drinks, ice cream, paper products, and utensils will be provided. Residents are requested to bring a dish to share and enjoy. We encourage residents to show the colors with pride - raise the flag, hang the bunting, and enjoy our most cherished freedoms on our Independence Day!!!

**SHOW YOUR PATRIOTISM - CARE PACKAGES FOR OUR MILITARY NEIGHBORS SERVING IN IRAQ**

We ask all residents of Autumn Heights this Independence Day to show their compassion and patriotic

support for our neighbors in the military serving in Iraq. As part of the scheduled 4<sup>th</sup> of July celebration, we will be sponsoring a collection for care packages to send to members of our small community who are presently serving in Iraq. Please advise Donna Winters or Carol Pierce if you would like to add your family member name to our list for receipt of care packages.

Residents are requested to drop off their contributions at the clubhouse between 3-6pm, July 4<sup>th</sup> or 5-7pm, Friday, July 6<sup>th</sup>. Collections will be then sent to our brave men and women the following week. Items requested include: toothbrushes, toothpaste, hygiene gels, face and body moisturizers, hard candy, chewing gum, trail mix, snack/meal bars, paperback puzzle books and reading material (no fresh baked goods or chocolate bars). Monetary donations are also requested to cover shipment costs and packaging.

In addition, we will have paper and writing utensils available to write letters and notes of support to our military men and women. We also encourage the children in the Community to draw pictures and write messages to send with our packages.

Our neighbors serving abroad deserve our support. By participating in this endeavor we are letting them know we miss them and look forward to seeing them come home safe and soon.

**SLOW DOWN - WATCH FOR CHILDREN!!!!**

**SPEED LIMIT AT AUTUMN HEIGHTS IS 10MPH**

There has been a noticeable increase in traffic through the Community, including speeding by residents and their visitors. As a diverse community we have persons of all ages and abilities living within our spaces. Please adhere to the speed limit and be careful of our very young, disabled, and elderly population when driving through the Community.

**MONTHLY MAINTENANCE INSPECTIONS**

Since April 2007 members of the Board accompanied by Z&R Property Manager Linnea Mellinger have conducted monthly maintenance walk-throughs to review maintenance issues and covenant violations that need to be addressed. We are moving forward on addressing and correcting problems on a priority basis. These walk-throughs are NOT designed to harass residents or their renters, but to improve the quality of living at Autumn Heights and to protect our property investments. The Board and Z&R Management will continue to review quality of lawn care, maintenance issues, and covenant violations during these maintenance reviews. Our plan is to save money by acting responsibly in attending to problems before they become large expenses to the

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Community. Please advise Z&R Management or members of the Board if an issue needs immediate attention. For non-emergency issues, residents are requested to send a note for review of situation.

As residents and owners we are responsible for following set covenant rules, and also maintaining the quality of our residences. We again ask that residents take an objective, critical look at how your home looks to your neighbors and possible new residents to the Community. How the Community looks affects our property values - and our pocketbooks.

**A reminder - the following covenant rules must be adhered to:**

- 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.

**STORM DOORS AND REPLACEMENT WINDOWS:**

All residents 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. The complete list of the covenants, rules and regulations is found at the AHCOA website.

In an attempt to adhere to original covenant restrictions, the Board has determined as of the June 2, 2007 monthly meeting that only the colors of tan and bronze and the attached style of door may be used on storm/screen doors installed within the Community. In the past there has been some variations on the colors and styles, and in considering this decision the Board feels it is better to go forward and approve only the stated style and colors. Any future requests for installations will be based on this decision.

**REPAIRS/UPGRADES AT THE CLUBHOUSE**

After the recent rainstorms, standing water was discovered in the crawlspaces under the clubhouse. The Board and the Z&R Property Manager moved quickly to determine the cause of the problem. Contractors were notified immediately and attempts were made to correct the problem, but this issue is still under review. In the meantime, the gutters have been corrected and new carpet has been approved for installation at the clubhouse. As the clubhouse is a major asset to the Community, we are moving forward on these and other improvements as needed.

**WE URGENTLY NEED YOUR HELP**

The Board and the Community need a bit of your time, talent and participation. There are 140 residences within the Community but only a very small handful of volunteers are contributing to the Community. In short, to survive as a Community we need more participation by you, the residents. Please contact us if you wish to HELP. We look forward to your participation.

**UPCOMING CALENDAR OF EVENTS**

July 4 - 3:00-6:00pm, Independence Day Pool Party  
July 6 - 5:00-7:00pm, Care package collection  
July 7 - 8:00-9:00am, Monthly Board Meeting,

**CONTACT NUMBERS**

Z&R Property - Office: 594-0506, Fax: 594-0473  
Linnea Mellinger: [Linnea@zandrmgmt.com](mailto:Linnea@zandrmgmt.com)  
AHCOA Board Members:  
Treasurer: Larry Pierce, [lw Pierce\\_0125@yahoo.com](mailto:lw Pierce_0125@yahoo.com)  
Secretary: Donna Winters, [lurasmom@msn.com](mailto:lurasmom@msn.com)

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