

## Autumn Heights Condominium Owners Association Winter 2008 Newsletter



### **2008 ANNUAL AHCOA MEETING**

A BIG thank you to all the residents and owners who attended the January 12, 2008 Annual AHCOA Homeowners Meeting. Attendance by owners totaled 57 which included 23 proxies. The meeting required 47 for a quorum. We appreciate the good turnout and response.

AHCOA President Larry Pierce and Z&R Property Manager, Linnea Mellinger briefed all in attendance on 2007 accomplishments, the 2008 budget, and goals for 2008. The meeting agenda, budget, and powerpoint presentation are posted on the on the [www.autumnheightshoa.com](http://www.autumnheightshoa.com) website. The minutes will be posted after Community approval vote at the 2009 Annual Meeting. We urge all who were unable to attend January's meeting to check the website for up-to-date information. If you do not have access to a computer, please advise Ms. Mellinger, and copies will be sent to you.

### **BOARD ELECTION - MS. ELIZABETH MACHADO**

Ms. Elizabeth Machado was elected by the Community to fill the vacancy on the Board which had been held in the interim by Mr. Rick Carlson. Ms. Betty Howard and Ms. Melissa Campen also were nominated for the vacancy, and were supported by members of the Community. This is a three-year volunteer position and we thank Ms. Machado for her contribution to the Association and the Community.

We also want to thank Mr. Carlson for volunteering to fill this position in the interim.

New Board member Elizabeth "Liz" Machado has lived in our complex over a year and joined the Board this past annual meeting. Her background consists of a BBA with a double major in professional sales and management. At this time she is attending Pikes Peak Community College to obtain an associates of science with a focus in paralegal while working for Lexis Nexis full time. In addition to school and work, Liz volunteers in her FRG as treasurer and is a foster mom for the Pikes Peak Humane Society. She is very excited to volunteer to be on the HOA Board as well!

### **RESIGNATION OF LARRY PIERCE - BOARD OPENING**

Following the January Annual Meeting, Board President, Larry Pierce, resigned from his position to return to Minnesota where he and his wife Carol are now residing. As they still are Autumn Heights home-owners, we hope to see them back here soon.

Larry's departure leaves a vacancy on the Board, which needs to be filled. This would be an eleven-month interim position, and selection made by the two Board members, Ms. Donna Winters and Ms. Machado.

If you would like to participate in the decision-making process of your Community, please advise Z&R or the Board members directly.

### **HELP THE AUTUMN HEIGHTS COMMUNITY, VOLUNTEERS NEEDED FOR THE BOARD AND OVERSIGHT COMMITTEES**

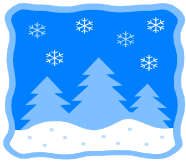
For our Community to survive we need residents to volunteer to become part of the decision making process. Without your help we cannot hope to keep our Community going as an independent enterprise. Autumn Heights is a cooperative as well as a condominium association - a thought process that the Community works to ensure quality of life for all who live here. If you want to see the quality of life improve here at Autumn Heights as well as an increase in your property values, then volunteer to be part of the team.

### **REQUEST FOR CIVILITY IN CORRESPONDENCE**

In recent months the Board and Property Management has seen an increase in the lack of civility in e-mail correspondence. Please keep correspondence professional and to the point. The recipients of this correspondence are here to help you and the Community.

### **ANOTHER REMINDER-- AHCOA COVENANTS**

As discussed at the January meeting, all residents (owners and renters) are required to comply with the AHCOA covenants and regulations. Whether upgrading



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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 conform to. Covenant violation letters will continue to be sent to those residents where messy patios and violations are readily apparent.

### **PLEASE KEEP PET ON LEASH/CLEAN UP THEIR MESS**

We wish to remind all residents that AHCOA covenants require all pets be kept on a leash when exercising within the Community. Pets are not allowed to run wild or be tethered for such purposes. In addition, pet owners are required to clean up after their pet immediately. This includes the pets of all visitors and guests. *For a complete list of the covenants, rules and regulations see the Autumn Heights website: [www.autumnheightshoa.com](http://www.autumnheightshoa.com).*

### **DRIVEWAYS ARE NOT ASHTRAYS**

Please do not extinguish cigarettes, cigars, and pipes on the Community streets, driveways or green areas. Littering our Community is not fair to your neighbors and is another maintenance issue that needs to be cleaned up after.

### **ICEMELT DAMAGES DRIVEWAYS AND WALKWAYS**

We have seen a lot of damage to the concrete surfaces of many driveways where ICEMELT products have been used in the past. We strongly urge that these products not be used on icy patches on concrete surfaces. If you have questions on the correct products to use, please contact Linnea at Z&R for guidance on which products are most suitable for use.

### **NEW AHCOA CLUBHOUSE MANAGER**

Ms. Tammy Dobson has been selected to fill the vacancy of Clubhouse Manager. Please continue to submit requests to schedule use the Clubhouse through Z&R Management, Z&R will advise Ms. Dobson of reservation request. We thank Ms. Dobson for stepping up to fill this need.

### **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.

### **MARCH AHCOA BOARD MEETING**

The March Board meeting is scheduled for 4:00-5:00pm, Thursday, March 13 at the Clubhouse. Meeting time was changed to enable better attendance and to keep administrative costs down. If you have an issue to discuss at the meeting, please contact Linnea at Z&R for addition to agenda.

### **CONTACT NUMBERS**

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

AHCOA Board Members:

Elizabeth Machado: [liz.machado@us.army.mil](mailto:liz.machado@us.army.mil)

Donna Winters: [lurasmom@msn.com](mailto:lurasmom@msn.com)

Linnea Mellinger: [Linnea@zandrmgmt.com](mailto:Linnea@zandrmgmt.com)

For Police/Fire Emergencies call: **911**

For Police non-emergencies call: **444-7000**

**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](http://www.autumnheightshoa.com).**

## **TRAFFIC SPEED WITHIN THE AUTUMN HEIGHTS COMPOUND IS**

# **10 MPH**

## **PLEASE SLOW DOWN!!!!**