



Autumn Heights Condominium Owners Association Spring 2009 Newsletter



ANNUAL AUTUMN HEIGHTS HOMEOWNERS' MEETING

The Annual AHCOA Homeowners' Meeting was held Saturday, January 10 at the Clubhouse. Although well attended, there were too few in attendance and with proxies to call a quorum.

Many issues were covered including upgrades to the Community, financial status and selection of a new officer to replace outgoing Treasurer, Mr. Scott Christiansen who stepped up to the needs of the Community replacing Larry Pierce for the remainder of his term. As there was not a quorum, a show of confidence was taken for selection of a new Treasurer. Mr. Jerry Ralston and Ms. Melissa Campton Smith were nominated, Mr. Ralston winning the confidence of those in attendance. The position was offered to Mr. Ralston, who accepted.

The full minutes of the 2009 meeting will be approved at the Annual Meeting in January 2010. Briefing slides and financial data can be found at the website: autumnheightshoa.com.

MEET YOUR NEW BOARD MEMBERS

As reported in the December 2008 Newsletter, Mr. Doc Harris was approved by the Board to fill the position left vacant with the resignation of Ms. Liz Machado who has since re-located with the re-deployment of her husband. Mr. Harris comes to us from Fort Worth, Texas and is a MBA graduate of University of Texas. Mr. Harris has an extended business and volunteer resume including management positions with IBM, Chrysler Space Division, and Texas Instruments, and volunteered on a national board that oversaw University housing, ranging in price up to \$3M. Mr. Harris and his lovely wife Dona moved to Colorado Springs in April 2008 and became part of our Community. In addition, they are joined here in the Community by their daughter, son-in-law and grandson.

Mr. Ralston also comes to our Board with an extensive resume in construction management in addition to local and county government man-power supervision, including supervisor of construction inspection for Orange County, California. He transplanted to Colorado Springs in 1993 and, returning to work after an earlier retirement, has been teaching middle-school mathematics with the Harrison School District. In May 2008 he purchased

a home here in Autumn Heights and in November 2008 he married long-time resident Jamie Ross.

We welcome Mr. Harris and Mr. Ralston to Autumn Heights and we thank them for stepping up and volunteering their time and talents to our Community.

PLEASE NOTIFY Z&R OF ANY PROPERTY ISSUES

The Board and property management continue to have monthly maintenance inspections of the Community common areas. Please inform Ms. Mellinger of appropriate property issues that need to be addressed so they may be reviewed during these inspections.

TIME TO THINK ABOUT SPRING CLEANING

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. It is each homeowner and resident'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.

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.
- 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

INSTALLATION OF SPEED BUMPS

In order to protect residents from excessive vehicle speed within the Community, speed bumps



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will be installed on the streets within Autumn Heights. This is in response to the loud outcry by Autumn Heights homeowners, and was raised at the January Annual Meeting to install the bumps to impede excessive vehicle speeding and to ensure safety to all residents and their guests. Although an installation date has not been scheduled, a notice will be posted at the kiosks prior to installation.

GARAGE DOORS

Owners should have received a letter from Z&R dated Feb 16, reporting the approved garage door replacement product style, costs and approval process. Please check out website or contact Linnea at Z&R for a copy of the letter and garage door specifications.

BEWARE OF CRIMINAL ACTIVITY - PROTECT YOUR PROPERTY AND IDENTITY

Recently there was an incident within our community that involved possible credit card fraud and identity theft. The local authorities have taken action on this issue and the suspects no longer reside within our Community. There has also been a reported car break-in and theft of valuables. With crime in Colorado Springs increasing, it is very important that we be on guard to protect our homes, our vehicles, and our identities. Do not leave unlocked vehicles unattended, secure garage doors and other home accesses, report suspicious activities, and shred important documents prior to disposal. Do not throw away information in your trash that can be recovered by person or persons unknown which could be used to steal your identity or credit card and banking information. If traveling, please advise a neighbor to keep watch on your property and advise of any unusual activity. Be proactive in protecting yourselves and your neighborhood.

ANOTHER REMINDER - AHCOA COVENANTS

As discussed at the January Annual Meeting, all residents (owners and 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, have agreed to follow. Covenant violation letters will continue to be sent to those residents where messy patios and other 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.*

HOSPITALITY, GOOD SAMARITAN AND NEIGHBORHOOD WATCH GROUPS

If you are interested in participating on a Welcome Committee, Good Samaritan, or Neighborhood Watch Group, please call Donna at 576-8227.

CONTACT NUMBERS

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

AHCOA Board Members:

Doc Harris: dharris@comcast.net

Jerry Ralston: jlralston1942@yahoo.com

Donna Winters: lurasmom@msn.com

Linnea Mellinger: Linnea@zandrmgmt.com

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

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

Wildlife Control (bears, small animals): **719-227-5200**

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.