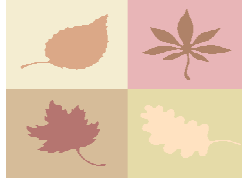


Autumn Heights News

Sponsored by the AHCOA



Published Quarterly: February, May, August & November

August 2011

Notes from the Board

-Jerry Ralston, President AHCOA

Painting & Loan Update

Originally, the Board had decided (once the colors of the buildings were selected by the homeowners) that the buildings would be painted on a 5 year plan. One fifth of the buildings, those that were in worst condition, decided by the contractors and the Board, were to be painted each year. Due to the funds we had, we actually painted one-third of buildings. Homeowners liked the finished result so much that they approached the Board and asked if the association would consider obtaining a loan to speed up the painting process.

The Board has worked diligently to secure a loan to complete the painting project ahead of the original 5 year plan. We have been unable to secure a loan due to the wording of the Autumn Heights covenants, conditions & regulations (CC&Rs) and the new Federal guidelines and State rules. To obtain a loan the CC&Rs need to be amended to give the Board the authority to use our monthly dues to make loan payments. Until that is accomplished, the painting will follow the original plan to have the project completed over 5 years.

The Board will be starting the amendment process to ensure that if a loan is ever needed in the future, it will be possible to obtain.

The process of amending the CC&Rs is very time consuming and will require getting 67% of the homeowner's to agree with the changes. If you would like to work with the Board on this process, please contact any Board member.

CC&R Rental Amendment Update

The Board of Directors is still trying to obtain the required signatures for the rental restriction. If you have not turned in your form, you will be contacted and asked to return your vote. We need an affirmative response by 67% (94) of the owners in order to move forward. We currently have 38 owners that have not responded.

*******Reminder from Z&R Property Management.....**

Please note that any reported exterior unit/building maintenance requests should be addressed within 10 days of the date Z&R has been notified. Please make all requests and inquiries to Linnea@zandrmgmt.com to ensure timely resolution to the requests are made. If you have made a request that has not been completed in 10 days, please contact Linnea. If the necessary repairs will required more than 10 days Z&R and/or the contractors will communicate with you until the issue has been resolved. If you have an urgent repair (such as a roof leak), please do not leave a voice mail during regular business hours for Linnea. The front desk staff at the Z&R office can assist you.

Property Managed by:

Z & R Property Management

Phone: 719-594-0506

Fax: 719-594-0473

email:

linnea@zandrmgmt.com

Board of Directors

Jerry Ralston

President

email:

jlralston1942@yahoo.com

Melissa Campen Smith

Vice-President/Treasurer

email:

smithcampmm@gmail.com

Rosemarie Hall Heyduk

Director at Large

email:

rhallheyduk@yahoo.com

Board Meetings

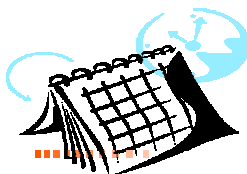
2nd Tuesday of every month

5:30 pm at the Clubhouse

Autumn Heights Website

www.Autumnheightshoa.com

Save the DATE



August

Saturday August 13.....9:00-11:00 am

Saturday August 27....5:00-7:30pm

Friday August 19th 6:30-9:00 pm

September

Friday September 16 6:30-9:00 pm

October

Friday October 21 6:30-9:00 pm

Meet the Board

Community Barbeque

***bring a dish or dessert to share.**

Community Game Night

Community Game Night

Community Game Night

UNDER THE SHADE TREE

We really are so lucky here in Autumn Heights. Our grass is thick and green. The trees are tall and casting that much-desired shade this time of year. Our flower beds are a riot of color.



That's part of the blessing of living with mature landscaping. Of course, with that comes the realization that much of our

flora, especially shrubs and bushes, are nearing the end of their life cycle and will have to be replaced. Our HOA Board is addressing this issue right now, and they've asked our cooperation. They have it, of course.

With that knowledge, we will only be able to accomplish some of our goals this year. We've planted two bushes by the clubhouse, added mulch there, and refreshed the flower beds at the main entrance. We've spent one-tenth of our annual allocation this year after spending only half of it last year. Thankfully, last year's allocation included the planting of six new trees in the complex. They appear to be healthy and thriving.

As our Board goes about the process of removing dead plants, please remember that we do have in place a procedure whereby homeowners may purchase new plants for the grounds surrounding their units. Contact a member of the Board, the landscape

committee, or email me directly if you'd like more information about planting new vegetation.

Tabor
matabor@q.com

Clubhouse Committee Update

Autumn Heights is very lucky to have a Clubhouse facility as one of its many amenities. If you haven't seen our recent "updates" to the clubhouse, stop by on Saturday August 13 from 9:00–11:00 am for the **Meet the Board** event to see the new colors in the main room and to check out our newest amenity.....**Autumn Heights Community Fitness Room**. Thanks to the wonderful volunteers, Autumn Heights now has a fitness room, that can be used from 5:00 am – midnight daily. You can access the fitness room with your pool key from the door that is at the front of the Community Center (left of the main doors). The Board of Directors have approved the following rules for usage.

Fitness Room Rules

- *Children 12 and under are not allowed in the Fitness Center*
- *Teens between 13 and 16 are allowed when accompanied by an adult*
- *Do not use the equipment when wet or wearing swim wear*
- *Turn off all the equipment, fans and lights when done*
- *During peak use time, please limit your exercise to 30 minutes per machine*
- *Wipe down machines after use with antibacterial spray provided*
- *No loud music*
- *Food and drinks is prohibited (excluding water for hydration) Water must be secured in bottles with caps*
- *Shower after exercising before using the pool or hot tub*
- *Report any damage or equipment issues to Z&R Property Management immediately*
- *The Fitness Room is for residents and their guests only. Guests must be accompanied by an Autumn Heights resident at all times*

Please note: The pool hours are 9:00 am –10:00 pm. The fitness room hours are outside the pool/hot tub hours. Anyone entering the pool outside the approved hours will be asked to leave the area immediately. Thank you for your cooperation.

Attention Photography Enthusiasts

We want your photographs of our community to be put on display in our Clubhouse. If you have any photographs of Autumn Heights that you would like to share with the rest of the community, please drop them by the clubhouse on Saturday August 13 at the **Meet the Board** event from 9:00– 11:00 am or contact Carol Pierce carol.pierce57@yahoo.com or Jamie Ralston ralston.jaimej@gmail.com. We will be collecting all photos and would like to have them displayed at the August 27th Community Barbeque.

So.....get out those pictures that you have taken or get the camera out and start snapping.....we are excited to share your photos!!!!!!

How you can get involved.....

Autumn Heights has several “active” committees that assist the Board of Directors by providing feedback and making suggestions that will enhance our property and make this the best community to live in.

If you are interested in being on one or more of the committees, please contact the chairperson below.

****Fence Committee**– Chairperson: Eric Swanson erics42@gmail.com

The purpose of this committee is to review some previous estimates and ideas as well as explore different options regarding the fencing surrounding our property.

****Rules Committee**– Chairperson: Doc Harris dharrisv@comcast.net

This committee was created to review current rules and regulations for Autumn Heights.

****Hospitality Committee**– Chairperson: Eileen Graham eilgraham@comcast.net

This committee plans and hosts several community activities per year.

****Goodwill/Hospitality Committee**– Chairperson– OPEN...Contact Rosemarie Hall–Heyduk rhallheyduk@yahoo.com

This committee will be responsible to develop and distribute informational packets to new residents in our community.

****Landscape Committee**– Chairperson: Mary Ann Tabor matabor@q.com

the landscape committee exists to oversee brand new landscaping projects that enhance the beauty and property value of Autumn Heights.

****Clubhouse Committee**– Chairperson: Carol Pierce carol.pierce57@yahoo.com

This committee is responsible for making recommendations to the Board for the updating and continued upkeep of the clubhouse and pool area.

****Neighborhood Watch Committee**– Chairperson: OPEN contact Rosemarie Hall–Heyduk rhallheyduk@yahoo.com

This committee would be responsible to coordinate neighborhood watch activities in conjunction with existing Colorado Springs watch programs.

Committee meeting dates and times are posted on the message boards next to each of the mail box huts.