

# AUTUMN HEIGHTS NEWS

SPONSORED BY THE AHCOA



THE MISSION OF THE AHCOA BOARD IS TO PROVIDE A PLEASANT, SAFE COMMUNITY ORIENTED ENVIRONMENT FOR ALL RESIDENTS.

NOVEMBER 2012

## **Notes from the Board President:**

This is about the time we can look back at what we have accomplished thus far in 2012. Here are some of the projects we were committed to complete this year:

\*We completed the re-sealing of the roads in Autumn Heights. We appreciate everyone's effort to stay off the resealed areas during the time of active repair work. It does improve our roads and should last for about 5 years.

\*We had one of the best looking landscapes in the area. Despite a very hot summer, our grass was green and most of our trees and bushes healthy. We will continue to work on replacing dead shrubs and trees again in the Spring.

\*Stucco, siding, gutter repairs and painting were completed on 3 buildings this year. Almost 50% of our complex now has a fresh coat of paint. This has improved the community's appearance and will help maintain and hopefully we will also start to see an increase of our property values.

\*The main room and the fitness room in our Clubhouse were completed last year, and a group of volunteers painted the two small rooms of the Clubhouse and also removed the bushes by the pool entrance to make it safer for residents to enter and leave the pool area.

\*Due to the increase of "bear" activity in the area, we have replaced the trash receptacles at the Clubhouse with 'bear safe' trash containers.

\*After some of the downpours during the Summer, we had several units impacted by the enormous amounts of rain which could not be absorbed by the ground. We have been working with contractors to resolve the issues.

## **2013 Budget Information**

The proposed 2013 budget will be mailed out to all residents/owners with the invitation to the annual meeting that will be held in January. Here are some of the highlights:

\*\*Our 2012 budget, including the reserve allocations and expenses for repairing and painting three buildings (4070, 4090 and 4120) as well as the resealing of the roads totaled \$421,420.00. Our proposed budget for 2013 is \$463,420.00. This includes a surplus which will be used to continue the painting project. However, the surplus is not enough to finance the entire project. The Board has requested bids for the painting project and the most economical bid totals \$87,300.00 for all the work to complete the remaining buildings. The Board will call a special meeting to request approval of a one time assessment of \$300.00 per unit to make up the difference between the budget surplus and the cost of the final painting phase which includes painting of the fence. The Board asks you to consider approving this one time assessment to allow us to complete the project in 2013. Please watch for more detailed information.

## **Property Managed By:**

*Z & R Property Management*

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## **Board of Directors**

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Colorado Springs Security Services  
LLC

Phone 719-638-6720

**HELLO FROM KERRY CANTRELL  
PROPERTY MANAGER WITH Z & R PROPERTY MANAGEMENT**

**AUTUMN HEIGHTS RESIDENTS: MY NAME IS KERRY CANTRELL AND I AM THE NEW AUTUMN HEIGHTS PROPERTY MANAGER, TAKING OVER LINNEA'S DUTIES. I AM EXCITED AND EAGER TO WORK WITH YOU. I MANAGE SEVERAL HOA'S HERE AND ELSEWHERE AND I AM VERY IMPRESSED BY THE CONDITION OF YOUR PROPERTY AND ALSO BY THE BOARD OF DIRECTORS WHOM YOU HAVE PLACED YOUR TRUST IN. PLEASE DON'T HESITATE TO CONTACT ME WITH QUESTIONS OR CONCERNS AT OUR MANAGEMENT OFFICE. PHONE 719-594-0506 OR BY EMAIL: [KERRY@ZANDRMGMT.COM](mailto:KERRY@ZANDRMGMT.COM).**



**Under the Bald Shade Tree**

Autumn is a quiet time for the landscape committee. Our lawn pales from Kodachrome green into the sepia tones of an old photograph, the blades of grass like a spiky hairbrush under our feet. Flowers fade and shrink into stiff skeletons, motionless until they break in the cold wind. The trees undress in flashy colors until they stand exposed, naked before us, stretching their bare branches high. Quietness settles on the land, and the terrain becomes passive and still. This is the time of year when nature lies down to rest.

Dormancy, from the Old French word for "sleeping," is a natural part of the life cycle of plants. It is necessary for healthy life. During this time, the plants slow, but they do not stop their growing. Their roots are stretching and their very inner core is strengthening in preparation for the external growth spurt we'll see in the spring. Even in their resting state, plants draw moisture and nutrients from the soil and store up energy in their cells.

We humans need rest and quiet, too, for healthy lives. So take a lesson from the trees and flowers and blades of grass. Be still, rest, draw strength from the deep wells of friendships and family. At this time of year, as nature sets the example for us, slow down a little. Take the time to rest, renew, and grow strong so that we can blossom in the spring.

Written by: Mary Ann Tabor/Landscape Committee

**Volunteers Opportunities...Volunteers Opportunities...Volunteers Opportunities**

We are looking for volunteers to open the Clubhouse once a week in the afternoon for a few hours. This would give residents a chance to connect, drop in for a chat and a cup of coffee with neighbors. It would also give residents an opportunity to utilize the "lending" library that has been set up at the Clubhouse. If you are interested, please contact any of the Board members!

**Neighborhood Watch!!!!**

This spring members of the community got together to discuss a "Neighborhood Watch Program for our community. In cooperation with the Colorado Springs Police Department, I have completed the required "training" session for the our committee. We will be scheduling a "Block Captain" meeting in December to set up the various tasks involved, responsibilities and tasks that are covered by a neighborhood watch group. If you are interested in being a block captain, please contact me at any time. Larry Pierce [lpierce\\_0125@yahoo.com](mailto:lpierce_0125@yahoo.com). Watch the message boards and your clip for more information regarding the next meeting!

## MARK YOUR CALENDARS.....

**NOVEMBER**  
**22ND HAPPY THANKSGIVING**

**DECEMBER**  
**1ST TREE TRIMMING PARTY**  
**4:00 PM AT THE CLUBHOUSE**  
**9TH HANUKKAH**  
**25TH CHRISTMAS**

**WATCH FOR MORE INFORMATION REGARDING COMMUNITY ACTIVITIES TO BE POSTED ON THE MESSAGE BOARDS AND YOUR CLIPS.**

**TO RESERVE THE CLUBHOUSE FOR YOUR ACTIVITIES, PLEASE CONTACT Z&R PROPERTY MANAGEMENT AT 719-594-0506. A \$150.00 REFUNDABLE DEPOSIT IS REQUIRED.**

### **Annual Tree Trimming Party**

On December 1st 2012 at 4:00pm the Hospitality Committee will be hosting its annual "Trim the Tree" get together at the Clubhouse. Each year, the community is invited to get into the "Spirit of the Holidays" by helping decorate the Clubhouse. EVERYONE is welcome to attend. This is a great way to "ready" the Clubhouse for the season and get together with your neighbors. Watch for more information on the message boards and on your clip.

### **Happy Hour and Coffee with the Board**

Due to scheduling conflicts and the Holidays, Autumn Heights Happy Hours will resume in January. Happy Hours are held at the Clubhouse the first Friday of each month. This is a perfect time to meet your neighbors.

Coffee with the Board will start back up in 2013.....beginning in February. Coffee with the Board is a quarterly informal opportunity for all residents to get together with the members of the Board, ask questions, make suggestion. The dates for 2013 "Coffee with the Board are: (Saturdays) February 16, May 18, August 17 and November 16th. Coffee with the Board is held from 9:30-10:30 am at the Clubhouse. Coffee and refreshments are provided. Hope to see you all there!

### Holiday Parking at Autumn Heights

With the holidays, our parking spaces seem to become a premium for our guests and visitors. Below is a brief overview of Autumn Heights rules & regulations that apply to all occupants and residents.

(The Rules and Regulations are on our website - [www.autumnheightshoa.com](http://www.autumnheightshoa.com))

1. Residents are prohibited from parking in spaces specifically designated for visitors. (guest)
2. The use of homeowner's garage for storage will be permitted so long as the number of vehicles which normally could be parked in the garage is parked in the remaining space in the garage or in the driveway and are not parked in the overflow area designed for homeowners or guests.
3. Any unlicensed, inoperative, or unused vehicles shall be towed at the owner's expense without liability to the Association.

Please take the time to review all rules and regulations as violations of the rules could be somewhat disruptive to you daily activities. As always, your HOA Board will be happy to answer any questions.

## DO SOMETHING ABOUT IT

Written by: Melissa Campen-Smith -----Autumn Heights HOA Board Member

It's been said, "Those who do something are criticized by those who do nothing." We live in the "community" of Autumn Heights Townhomes. This means we all have a right, a responsibility and the privilege to be included in the issues that face our community. You don't have to be a board member or a committee chairperson to make a difference. However, being available in some way to help improve the environment of this community is what I would like to encourage you all to do.

There are a variety of talents and much wisdom in this community. If you have concerns about what is being decided upon by the HOA Board and the AH Committees, please just show up to community events and meetings. Get to know your neighbors. Find out how often there are people around that have the same mind set as you or why people think differently because of their individual needs. If you think there are rules, regulations or covenants need to be adjusted or you think the ones that are in place are not being enforced well, -get involved, you can make a difference.

This is my last year serving on the HOA Board. I did not have previous experience in this type of position and I didn't know what to expect. Well, I learned a lot these past three years! No, I didn't become better at my office skills, nor did I become an expert at building maintenance and landscaping. But I did learn about community living. One thing I know is, we are never all going to agree about everything!

So as I "pass the torch" in January, it would be my honor to pass it to someone who wants to make a difference. Think about it. Don't wait until you feel like complaining about it. -DO SOMETHING ABOUT IT!

\*\*\*\*\*We want your Comments\*\*\*\*\*

As the year ends, the Board would like to get some input from all the residents regarding the work our contractors have completed this year. All feed back is welcome. Please email comments, concerns, feedback to Kerry at [kerry@zandrmgmt.com](mailto:kerry@zandrmgmt.com)

The following is the list of contractors that have provided services to the Autumn Heights Community:

\*Lawncare- Greener Grass \*Tree Care-Front Range Arborists \*Painting-Hammerhead Construction  
\*Gutter Work- All Year Gutters \*Seal Coating-APAC Asphalt \*Pool Care-Hot Tub Haven \*Security-  
Colorado Springs Security Services \*Electrical- Stellick Electric Service \*Pest Control-Anderson Pest  
Control, Alpine Animal Control \*Siding/Stucco (general repairs)-CM Robinson Contracting \*Trash Removal-  
Waste Management \*Property Management-Z & R Property Management.