

# 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.

FEBRUARY 2013

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## *Notes from the Board:*

The AHCOA annual meeting was held on Saturday January 12, 2013 at the Clubhouse. Kerry Cantrell, Z&R Property Management, gave a summary of the 2012 activities, expenses and completed projects which included the repair and painting of Buildings 4120, 4090 and 4070. The financial state of the HOA was also reviewed and explored briefly some ways of decreasing costs and continuing to be frugal with our money while at the same time being pro-active in keeping up with repairs and improvements. Our community is 30 years old this year and the Board will work diligently to look at ways to maintain and if possible increase our property values.

To meet all the expenses and as discussed during the 2011 annual meeting, our monthly dues have increased by \$25.00 per month and are set at \$275.00 per month. The Board is committed to do everything possible to maintain the dues at the current amount of \$275.00 as long as possible without an increase. In addition the majority of the owner's agreed on a one-time special assessment of \$300.00 per unit to be paid by 1 May 2013. This special assessment will allow us to complete the repairs and painting of the remaining buildings and the properties fence this summer. This major project will start in May or June and should be completed by the end of the summer.

The AHCOA owners elected Mike Leeway to the Board of Directors. Mike replaces Melissa Campen-Smith, who completed her 3 year term. We would like to thank Melissa for her work on the Board for the past three years and her wealth of ideas she brought to the community and the Board. We would also like to thank Eileen Graham (Hospitality), Mary Ann Tabor (Landscaping) and Carol Pierce (Clubhouse) for all of their ideas, hard work and enthusiasm as committee chairs. The Board of Directors will continue to sponsor "Meet with the Board" dates in 2013 and would like to invite everyone to participate. See the mark your calendars for the specific dates for "Meet with the Board" and other activities sponsored by the HOA.

Plans for 2013.....include the completion of the building repairs and painting project during spring and summer 2013; a review of water conservation and the sprinkler system in coordination with Greener Grass (Landscape Company), repair and painting of clubhouse bathrooms and hallway, replacement of trees and shrubs. There will be a planning session for all Board members, committee chairs and members as well interested residents in March. Watch for more information regarding the date!!!!

## **Property Managed By:**

*Z & R Property Management*

**Kerry Cantrell**

Phone: 719-594-0506

Fax: 719-594-0473

email:

[kerry@zandrmgmt.com](mailto:kerry@zandrmgmt.com)

## **Board of Directors**

### **President**

Rosemarie Hall-Heyduk

email:

[rhallheyduk@yahoo.com](mailto:rhallheyduk@yahoo.com)

### **Vice-President/Treasurer**

Eric Swanson

email:

[erics42@gmail.com](mailto:erics42@gmail.com)

### **Director**

Mike Leeway

email: [mleeway@hotmail.com](mailto:mleeway@hotmail.com)

## **Security Company**

Colorado Springs Security Services

LLC

Phone 719-638-6720

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

WITH THE SPECIAL ASSESSMENT OF \$300.00 BEING PASSED BY THE OWNERS OF AUTUMN HEIGHTS PROPERTIES, WE WILL START WORK ON THE REMAINING REPAIR AND PAINTING OF THE BUILDINGS AND FENCE THIS SPRING. I BELIEVE EVERYONE WILL BE PLEASED WITH THE COMPLETED PROJECTS AND THE BENEFITS FROM THE COST SAVINGS FROM DOING ALL THE WORK AT ONCE.

COLORADO SPRINGS UTILITIES OFFERS REBATES FOR THE PURCHASE OF WATER-CONSERVATION APPLIANCES. HOMEOWNERS CAN DOWNLOAD THE APPLICATION FROM THE COLORADO SPRINGS UTILITIES WEBSITE ([WWW.CSU.ORG](http://WWW.CSU.ORG)) ONCE YOU COMPLETE THE APPLICATION YOU CAN SEND A COPY OF THE RECEIPT AND THE APPLICATION TO OUR OFFICE. ONCE WE RECEIVE THE CREDIT INTO OUR ACCOUNT, WE WILL ISSUE A CHECK TO THE HOMEOWNER.

**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).**

**\*\*\*Meet The Board\*\*\***

**President**

**Rosemarie Hall-Heyduk (Term through 2013)**

This is my third year on the Board. I am excited to serve the Autumn Heights Community for another year and look forward to working with Eric Swanson (Vice-President) and Mike Leewaye (Director). I moved into the community in 2001 and consider Autumn Heights my home. I have three adult children and two grandchildren. I am lucky two of my sons and their families live close by while my youngest son and his wife live in Florida. I have been with the Military for almost 27 years and presently work at the Child and Family Assistance Center at EACH, the Ft. Carson Hospital. My job duties include working with couples and military spouses as well as teens in the area of Behavioral Health.

**Vice-President**

**Eric Swanson (Term through 2014)**

My family was drawn to this community by the interesting architecture, the mature landscaping and the excellent value of the property. We are owners of two condominiums in the community. My wife Virginia, our son Zach and I have made Autumn Heights our home since 2009. I am currently the Director of Operations for a commercial general contractor in Colorado Springs.

**Director**

**Mike Leewaye (Term through 2015)**

Newly elected to the Autumn Heights Board of Directors, I have made my home in the community since 2012. I have three sons that reside in Colorado Springs and my daughter is a senior at Denver University (DU) studying to become an emergency room doctor. I have been employed with the Colorado Department of Corrections for 23 years. My hobbies include all sport activities, wood working, and home remodeling. I like to hike, ride bicycle, weight lifting, and I climb the Manitou Incline on a weekly basis. I look forward to working with the other Board members and the residents of Autumn Heights.

**MARK YOUR CALENDARS.....**

**MARCH**

**10TH DAYLIGHT SAVINGS BEGINS  
18TH BOARD MEETING  
31ST HAPPY EASTER**

**APRIL**

**15TH BOARD MEETING**

**MAY**

**11TH COFFEE WITH THE BOARD 9-10 AM  
20TH BOARD MEETING  
27TH MEMORIAL DAY**

**WATCH THE MESSAGE BOARDS FOR MORE INFORMATION ON UPCOMING EVENTS  
TO RESERVE THE CLUBHOUSE FOR YOUR ACTIVITIES, PLEASE CONTACT Z&R PROPERTY  
MANAGEMENT AT 719-594-0506. A \$150.00 REFUNDABLE DEPOSIT IS REQUIRED.**

Reservations for Clubhouse

If you are interested in reserving the Clubhouse, you can contact Z&R Property Management (719-594-0506) Monday through Friday. A monthly calendar is maintained by Z&R. Once the reservation is made, keys can be obtained from Larry Pierce. A refundable deposit of \$150.00 needs to be made to Larry at the time the keys are obtained. He will also work with the resident to ensure the Clubhouse is clean and returned to its normal condition prior to the deposit being returned. Reservations are mandatory for all activities held at the Clubhouse. A copy of the scheduled reservations will be posted on the front door of the Clubhouse.

Spring Clean-Up!

Each year our community holds a Spring Garage Sale. Watch the message boards for this year's Spring Garage Sale. In conjunction with the garage sale, the HOA will provide a large dumpster for all residents to take advantage of to help them clean out any unwanted items. The dumpster will be placed in the parking spaces directly across from the Clubhouse. This year the community will also be taking donations from residents that want to get rid of their treasures but do not have the time to participate in the sale. All items donated will be sold at the Clubhouse on the day of the garage sale and any proceeds will be used to fund the purchase of outdoor pool furniture and some of the expenses needed for upkeep of the pool area.

Volunteer Opportunities at Autumn Heights

Dreams can become real.....Imagine a community where residents know each other, enjoy meeting their neighbors, take pride in their landscaping and the appearance of the entire community. Where people celebrate together, help each other and work on common goals to make their community a safe and enjoyable place to live..... Some of us firmly believe that Autumn Heights is one of these places. To continue improving the community we do NEED YOUR HELP. We need your ideas, creativity and your assistance and participation. Take a look at the volunteer committees we have at Autumn Heights. Please contact any of the committee chairs for information and questions.

Landscape: Doc and Dona Harris [dharrisv@comcast.net](mailto:dharrisv@comcast.net)

Clubhouse and Pool: Pat Beatty [deepat6@msn.com](mailto:deepat6@msn.com)

Community Activity (formerly Hospitality Committee): Melissa Campen-Smith [smithcampmm2@gmail.com](mailto:smithcampmm2@gmail.com)

Rules and Regulations: Doc Harris [dharrisv@comcast.net](mailto:dharrisv@comcast.net)

Neighborhood Watch: Larry Pierce [lwperce\\_0125@yahoo.com](mailto:lwperce_0125@yahoo.com)

Quality Assurance and Contractor Work Completion Review: Jerry Ralston [jralston1942@gmail.com](mailto:jralston1942@gmail.com)

Watch the message boards for committee meetings and information!. Everyone is welcome to participate!  
We are also planning our 1st annual opportunity BBQ that will allow residents to get more information about the committees at Autumn Heights.

**\*\*Volunteers Needed\*\***

The Community Activity Committee (formerly the Hospitality Committee) is looking for volunteers. We would like to have the Clubhouse open a few hours a week to allow residents to take advantage of the lending library, games, and TV. We would like to create an environment where people can go to relax and visit with other residents. If you are interested in being a part of the Community Activity Committee, please contact Melissa Campen-Smith at 719 434-8720.

***Pool and Fitness Center Keys.....***

The pool and fitness center locks were re-keyed last summer. Some of the new keys work on the pool gate, but we have found they do NOT work on the fitness center lock. Please take a moment to check your key to make sure it works on both locks. If you find that your keys do not work on both sets of locks you can return the key between 6:30 and 7:00 pm on any 3rd Monday before the AHCOA Board Meeting. You can also exchange your key during "Coffee with the Board" on May 11th from 9:00 - 10:00 am.

**\*\*\*\*\*Pool Opening\*\*\*\*\***

Swim weather is just right around the corner. We anticipate the opening of our pool at the end of May. We will keep you posted on the exact dates for the opening of the pool.

**We love our pets!!! We love our pets!!!**

Autumn Heights is a pet friendly community and many of us have cats and dogs. Please make sure you know the rules regarding pets in the community. You can go to our website: [www.autumnheightshoa.com](http://www.autumnheightshoa.com) for all the details on pet rules for the community. Dogs need their exercise and with dog walking in the community, it is your responsibility to **pick up after your dog. Dog feces can cause health issues.** Dogs must also "always" be on a leash when walking them and can not be tethered in the yards. Dogs must never be unattended. Cats should not be let outside unless they are with their owners and on a leash. The Board reserves the right to fine for violations of the pet rules.

**ATTENTION ALL AUTUMN HEIGHTS HOMEOWNERS...**

Please be advised that your Board of Directors has enacted a resolution to adopt a revised enforcement policy to address violations of the Governing Documents. This effectively amends the Rules and Regulations enforcement policy and will allow for more efficient enforcement measures. The new policy is posted on our website: [www.autumnheightshoa.com](http://www.autumnheightshoa.com). Please take a moment to read and understand it. If you would like a hard copy mailed to you or would like more information, please contact Z&R Property Management at 719-594-0506.