



THE MISSION OF THE AH HOA BOARD IS TO PROVIDE A PLEASANT, SAFE, COMMUNITY-ORIENTED ENVIRONMENT FOR ALL RESIDENTS

**Property Managed By:**

Z & R Property Management

Kerry Cantrell

Phone: (719) 594-0506

Fax: (719) 594-0473

kerry@zandrmgmt.com

**Board of Directors**

President

Rosemarie Hall-Heyduk

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

Vice President

Patsy Suttles

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

Director/Treasurer

Pat Beatty

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

- ☆ Colorado Springs Security (719) 638-6720
- ☆ NON-emergency Police (719) 444-7000
- ☆ EMERGENCY 911
- ☆ Viper Towing (719) 209-5220

Autumn Heights is a

**COVENANT CONTROLLED COMMUNITY**

**EVERY** resident, owner or renter, is obligated to comply with **all** covenants (rules and regulations).

Access to the covenants is available on the website:

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

If in doubt, check with Kerry at Z&R or a Board member.

**FROM THE BOARD**

by Rosemarie Hall-Heyduk

Please accept the Board's apologies for the lateness of this newsletter due to our Editor being out of town. You will, however, still find it informative and helpful.

We, the HOA Board members, welcome all our new owners and residents to the Autumn Heights Community. We hope you will feel at home and enjoy some of the amenities we have to offer. To keep our community a safe and friendly place to live, we are covenant-controlled. This means that we have rules and regulations that outline actions, events and regulate some parts of daily living. In reality, these rules and regulations govern pets, parking, trash, blinds, maintenance of patio and entrance areas, speed limits, use of the pool, sauna, fitness center and other important aspects of the community. Please familiarize yourself with these covenants which can be found on our website.

Potholes and cracks in the road surfaces have been identified and marked by our contractor, and work is underway!

*continued on page 3*

NEIGHBORHOOD WATCH  
SEMINAR:

EMERGENCY  
REPAREDNESS

Do you know what to do in case of a major emergency like a fire, flood, blizzard or large-scale power outage? Do you have a complete emergency kit? A plan on how to communicate with your loved ones and/or an established meeting point?

According to statistics, only about 11% of all Americans across the country are prepared.

To help us know more about how to be prepared, the Neighborhood Watch Committee invited **Officer David Husted** from the Office of Emergency Preparedness to be our speaker for an hour-long important and informative presentation. Packets with all the important information will be available to attendees. Please join us at the AUTUMN HEIGHTS CLUBHOUSE...

Thursday, 1 September 2016  
from 6:30 p.m to 7:30 p.m.

Refreshments and Social Hour will be from 6:00 to 6:30.

COMMUNITY ACTIVITIES

BOOK CLUB

The Book Club will resume September 8 and we want to extend an invitation to anyone in our complex to join us; everyone is welcome. The next read is *After You* by JoJo Moyes. The group meets at the Clubhouse the **2nd Thursday of the month at 7:00 PM.**

BUNCO/GAME NIGHT

Please check the communication board next to the mail boxes for updates. Continuation of this activity will depend upon the results of July 14th's participation. If you have questions, please contact Patsy Suttles at [pkstuttles@gmail.com](mailto:pkstuttles@gmail.com) or by phone at 719-209-8117.

MOVIE NIGHT

**Movie Night resumes September 15** is the **3rd Thursday** of each month at 7:00 P.M. Come to the Clubhouse, enjoy snacks (provided) and relax with friends as you enjoy a movie. Call Jean Rocco at 719 527-9258 if you have questions.

Coffee with the Board

Mark your calendar... Saturday, August 13, 9-10 a.m., is the next opportunity to meet with the Board in an informal setting. All questions, concerns or comments are welcome.

**Job Opportunity**

Starting in August, we are looking for a resident willing to make some extra money picking up trash on a regular basis and taking care of the inside of the Clubhouse. If interested, please email any of the Board members for more details.

**Fence Project - Committee Members needed...** Anyone interested in serving on the fence replacement committee for the community, please email any of the Board members.

*continued from page 1*

Some of the areas will be replaced, some will be patched and the cracks will be sealed. The work should be completed by mid-July. Next year we will most likely divide the roads into multiple segments and begin a replace and restore of the road surface. This project will take a few years to complete; however, we will work within the present budget and pay as we go.

The bushes, shrubs and trees we lost during the first winter after the completion of Phase I of the landscape project (the North and South side of the main entrance) have been replaced by the contractor and the new greenery planted by Greener Grass. Our landscape company will now work on improving and repairing the drip system to each of the plants and trees to complete this phase of the project. Greener Grass will also finish the left side of our South

### **BEARS and BOBCATS**

Bears have recently been sighted by community residents after being awakened early in the morning. In addition, a bobcat has also been seen in a nearby condominium area. Please be careful walking pets late at night and do not leave food or trash that may attract our native wildlife and encourage more frequent visits.

entrance during the next few months. We will then allow the shrubs, trees, flowers and bushes to take roots and get well established before continuing with additional areas.

If you are interested in planting bushes or shrubs in the limited common area behind your patio or in front of your unit, please email Kerry with your request. He will forward it to the Board members for consideration and approval. For a listing of approved plants and trees please refer to previous newsletters or check our Autumn Heights website.

### **Pesky Little Details (again.....)**

Summer is definitely here and with that, visitors, outdoor activities, no school and summer vacation. Because of this, it is especially important for drivers to slow down and obey the speed limit (10 miles per hour) to avoid any potential accidents or injuries.

**Remember, there is a limit of 1 (one) dog per unit.**

- Dog excrements need to be picked up by owners immediately; dogs need to be leashed at all times and should only be taken for a walk by responsible adults or older children.
- Dog walking is on the roads only; there are no walking paths behind unit patios. Please respect the privacy of your neighbors and other residents

## AUTUMN HEIGHTS NEWSLETTER    JULY 2016

Please dispose of your trash at home or in the trash cans by the side of the clubhouse, DO NOT discard unwanted items on the road or in the grass.

Feel free to use the limited common areas behind your patio for potted plants and flowers and keep your patio free of storage. Each unit comes with a small storage area off the patio for your convenience.

Trash cans will be put out on Wednesday mornings for trash pickup (Thursday if the week has a holiday). DO NOT deposit your refuse the night before, it will attract bears, raccoons, foxes and other scavengers that live in the area and will make a mess.

**PARKING IS NOT ALLOWED ON ANY ROADS IN AUTUMN HEIGHTS. ALL ROADS ARE FIRE LANES!!!!!! VEHICLES ILLIGALLY PARKED WILL BE TOWED WITHOUT WARNING. Please see information on exceptions on the website.**

Visitors unable to use your driveway may park in overflow parking as well as on both sides of Broadmoor Bluffs. Parking in front of the Clubhouse is for clubhouse/ pool activities only.

Parking of your personal vehicle/s is first in your garage and then in your driveway. Please DO NOT use driveways of adjacent units and DO NOT use other unit's driveways to back into or out of your driveway.

In addition, DO NOT drive over landscaped areas while parking in your garage and/or

driveway. In case any sprinkler heads or landscape is damaged, the unit owner will be charged for replacement/repair.

No work trucks are permitted to be parked in the complex except while work on the unit is in progress. Personally owned work trucks have to be parked on Broadmoor Bluffs. Please remove any work-related signage from your vehicle while using any parking inside the Autumn Heights complex.

### UNIT IMPROVEMENTS

As you know, replacing windows or adding a storm door is the unit owner's responsibility. However, **the owner MUST get approval for the replacement of the new windows or storm doors.** The replacements have to comply with the HOA regulations and MUST be almond (off white) in color and storm doors must be of specific types outlined in your approval letter. Colors not corresponding to the requirements will necessitate either total replacement of the windows or storm door or MUST have the frames repainted at the owner's expense. Contact Kerry at Z and R with your request.

Personal use lawn hoses are not allowed to be attached to the unit spigot. These are for contractors' use only.

It is important to us to present a unified and pleasing appearance of our community to maintain/increase our property values and make our community a desired location for new residents.