



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

Mike Leeway

mileeway@hotmail.com

Vice President

Rosemarie Hall-Heyduk

rhallheyduk@yahoo.com

Director/Treasurer

Pat Beatty

deepat6@msn.com

BOARD MEETING TIME

CHANGE: 7:00 P.M.

BEGINNING JANUARY

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 Mike Leeway

As the newly elected president of your HOA I would like to take this time to thank all of you who attended the annual homeowners' meeting. I do appreciate the input from all of you and I will always make an attempt to answer your emails, chat with you when I see you out and about on the community grounds, and will ensure transparency in our HOA related business.

I look forward to working along side Rosemarie and Pat. I believe that, as any HOA should, we can accomplish great things for this community. We will continue with our landscape project while we, as the Board, consider long term maintenance projects that are always a constant in our community. Major projects, other than continued landscaping, are the paving of the entire roadways throughout AH, replacement of the fence, possibly by sections, and continuing to save for painting and roof replacements to ensure the money is available when needed. All of these line items are very expensive and need to be addressed for the long term stability of our community.

*continued on page 3*



WHO'S WHO IN THE COMMUNITY...

**Meet Betty Howard**

A resident of Colorado Springs since 1992, Betty relocated from the San Francisco Bay area to be close to her daughter, Anne Elizabeth, and the first of her 6 grandchildren. She was a para legal specializing in estate planning and worked for both Sheriffs Anderson and Maketa until her retirement in 2008. Betty has had a life-long love of writing and has written for various publications including the Independent and Springs Magazine. She published her first book of short stories, "Mixed Signals," in 2011 and is currently working on her first full length novel. Betty loves the "woody feeling" of the "meadow" behind her unit, the safety of the area, landscaping, and how well run and organized Autumn Heights is.

**COMMUNITY ACTIVITIES**

**BOOK CLUB** by Mickey Booth

The Book Club is going very well. We didn't read a book in December, but had a very nice get together and exchanged gifts. The next meeting is **Thursday, Jan. 8th at 7:00** (the second Thursday of each month). The book is "*Beach Music*" by Pat Conroy. Since it is a fairly long book and because Decembers is so busy for everyone, we are reading it for both January and February. We invite anyone interested to join us. Questions? Call Mickey at 540-0242.

**BUNCO NIGHTS** by Patsy Suttles

BUNCO nights resume on **Friday, January 30, 2015**. We will have snacks beginning at 6:00 p.m. and the game will begin at 6:30 p.m. in the AH Clubhouse (Patsy will provide snacks on the 30th -- feel free to bring an adult beverage if you choose). Friends and family are welcome whether or not they reside in AH. Each player contributes \$5.00 and prizes are awarded at the end of the evening for most buncos, most games won, and most games lost. Mark your calendars for 6:00 p.m. to 9:00 p.m. on the last Friday of each month -- looking forward to seeing you on January 30.

**MOVIE NIGHT**

Movie Night will resume the third Friday of each month at 7:00 P.M. beginning **January 16**. Come to the Clubhouse, enjoy snacks (provided) and relax with friends as you enjoy a movie. Jean Rocco (719 527-9258) is the point of contact if you have questions.

**CLUBHOUSE LIBRARY AND BOOK EXCHANGE**

Please watch for the first book exchange opportunity for residents coming soon. We have a small library in the Clubhouse that will be open to all residents to either borrow or donate books on a monthly basis. If the demand is there, we may add a second day per month. This is also a great opportunity to meet new neighbors and chat with friends in a comfortable environment. We look forward to seeing many of you at the Clubhouse for this new activity.

**SUPERBOWL PARTY**

Check your clips for information regarding a SUPERBOWL PARTY at the Clubhouse. If you would like to help plan, contact Rosemarie.

**NEIGHBORHOOD  
WATCH SEMINAR**

**Thursday, March 5, 2015**

Kat McNelly from the police department will facilitate our first AH Neighborhood Watch Seminar. The topics will be personal safety and home safety. **Block captains** are required to attend two trainings a year and this counts as one of the two. Residents are highly encouraged to attend. We are looking forward to an interesting presentation at our Clubhouse. Refreshments start at 6:30 p.m. and the seminar will be from 7:00 to 8:00.

\*\*\*Don't forget...

COFFEE WITH THE BOARD

**February 14**

9:00-10:00 a.m.

*continued from page 1*

I speak on behalf of the entire Autumn Heights community when I extend a special and heartfelt "Thank you" to Eric Swanson for serving on the Board for the past three years. His presence as a Board member will definitely be missed, but his expertise will continue to be available.

Once again, I look forward to being your HOA president and I see great things happening in our community. It not only takes the Board to achieve these things, but all of you as well. You are who we represent, so I look forward to seeing many of you at our Board meetings which will continue to be held on the third Monday of each month at 7:00 p.m.

Thank you all, have a Happy New Year

Mike Leewaye

Dee's Corner

What side of an Arctic tern has the most feathers?

the outside

If you live in an igloo, what is the worst thing about global warming?

no privacy

What sits on the cold Arctic Ocean floor and shakes?

a nervous wreck

**A WORD FROM KERRY...**

A question about venting your water heater was raised at the annual meeting. I need to research this and will provide accurate information in the next newsletter.

If you need to contact Z&R regarding an **emergency**, call (719) 594-0506. This number is active 24 hours a day, just follow the prompt.

**DO NOT FEED THE WILDLIFE**

DO NOT FEED THE WILDLIFE

DO NOT FEED THE WILDLIFE

DO NOT FEED THE WILDLIFE

It cannot be repeated enough...

Residents must adhere to the HOA rules and guidelines by refraining from feeding birds, squirrels, deer and other wildlife in Autumn Heights. We have sufficient natural vegetation for the animals to feed on and survive the season. Deer on your patio may seem very enticing but can be a potential risk for you, your pet, your neighbor, or your neighbor's pet.

FYI: one of the bucks that spend a lot of time in our community had to be put down on Dec. 20 because of two injured legs.

One more time...DO NOT FEED THE WILDLIFE

Ask for approval,  
not forgiveness!!!

As home owners, our responsibilities include replacing windows, garage doors and storm doors as needed or desired. The HOA has very clear specifications, models and colors that will help maintain uniformity in appearance and thus maintain our property values. **It is the owner's responsibility to contact our property manager, Kerry Cantrell, for approval before any work is done. This approval is required**, so please allow time to get approval before committing yourself to a product that will not be approved. Your HOA Board works very diligently to maintain and improve the appearance of the property. Thank you for your compliance.

Speaking of improvements, this should be of interest to all of us:

*More than 45% of water use in the average American home occurs in the bathroom, with nearly 27% being used by toilets. Fortunately, your household can significantly curb its toilet water usage by regularly checking for and fixing leaks, retrofitting older toilets, or installing a new toilet.*

*Toilet water use can vary significantly. Older toilets can use 3 1/2, 5, or even up to 7 gallons of water with every flush. Federal plumbing standards now specify that new toilets can only use up to 1.6 gallons per flush (GPF), and there are high efficiency toilets that use up to 1.28 GPF.*

*Replacing an older model toilet with a new low-flow (1.6 GPF) or high efficiency toilet (1.28 GPF) can greatly affect your household's total water usage. If purchasing a new toilet is not possible, you can retrofit an older toilet.*

**Just think of what we could save if everyone used 1.6 or 1.28 gallons per flush instead of 7 gallons per flush!**

Remember...

Be kind and considerate

**Autumn Heights has a speed limit of 10 mph.**

Reasons for this slow speed on the property are narrow streets, young children, bike riders, older residents and overall safety for all residents and pets as well as wildlife living in the community. The Board is concerned about the disregard for a slow speed and asks all residents to PLEASE SLOW DOWN before we have bad outcomes. Thank you for your cooperation.