



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

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- ☆ NON-emergency Police
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- ☆ 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

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

FROM THE BOARD

by Rosemarie Hall-Heyduk

Your HOA Board thanks all of our owners that attended the 2016 Annual Meeting on 19 December 2016. We all were excited to see so many new faces as well as many old-timers and appreciate the time you took to be part of the meeting.

Here is a brief recap of the projects your HOA Board supported throughout the past year:

1. Roads and potholes were repaired after consultation with the contractor.
2. Berm along Star Ranch Road did help with keeping rainwater on the road instead of the Autumn Heights complex. It will be extended down toward Broadmoor Bluffs as soon as the weather permits.
3. Spot-painting, necessitated due to hailstorms, was completed on the south-side of different buildings and unit.
4. Minor repairs to the entrances of tri-level units were completed.
5. A new pump was installed in the Hot Tub and repairs in the pool were completed. *continued on page 2*

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5. (cont.) A new heater will be installed before the 2017 pool season.
6. The broken treadmill in the fitness center was replaced with a more durable model.
7. The landscaping project (phases 1, 2 and 3) is 99% completed and will only need a few minor additions.

Here is a list of 2017 potential and scheduled projects in addition to our regular preventative maintenance:

1. Continue with road repairs and maintenance.
2. Install the new Hot Tub Heater.
3. Discuss fence replacement vs. fence repair.
4. Serious consideration will be given to consider making Autumn Heights a gated community.

Please feel free to email any questions, suggestions, ideas etc. to us (our email addresses are on page 1 of this newsletter). We will strive to work within our annual budget as we conduct the business of the AH community on your behalf.

Board meetings are held the 3rd Monday of each month at 3:00 pm. and everyone is welcome.

Our next **Coffee with the Board** will be on Saturday, February 18. We will meet at the Clubhouse from 9:00 -10:00 am. Coffee and refreshments will be served. This is another opportunity for you be in contact with your Board. We look forward to seeing you!

THE BOOK CLUB

The Book Club continues to meet at the Clubhouse the 2nd Thursday of the month (except January) at 6:00 p.m.

We will have a combined Book Club and Movie Night party on *January 19* at 6:00 pm. to kick off 2017 and the upcoming year of activities. We'll resume our regular schedule on February 9 at 6:00 p.m. The book for February should be A Brief History of Time by Stephen Hawking.

MOVIE NIGHT

Join us the 3rd Thursday of each month at 6:00 p.m. for a movie and snacks at the Clubhouse. This is a great opportunity to relax with neighbors for a fun time!

Call Jean Rocco at 719 527-9258 if you have any questions. If it snows this event is automatically cancelled.

NEIGHBORS HELPING NEIGHBORS

Do you do snow removal, dog walking, cake baking, food preparation, computer repair, or...whatever? The communication box at the Clubhouse will be available for you to let your neighbors in the community know of what you have to offer. Submit a 3"x 5" card with all the pertinent information including your name and phone number to one of the Board members for approval. If deemed appropriate (and within the rules and regulations of Autumn Heights) it will be dated and placed in the box for all to see.

Pet Etiquette

It has come to the attention of the Board that some dog owners may be walking their dogs on retractable leashes and allowing their dogs to wander deep into other residents' yards uninvited. Unless you are sure your dog is welcomed by the home owner, please keep your dog close to the curb and, of course, always pick up after him/her. Your cooperation and consideration will be greatly appreciated and will help ensure that dogs will continue to be a part of our community.

You may want to take your dog out to the Dog Park!

Here is a short list of some of the dog parks in Colorado Springs. Dog owners should be aware that City Code requires all dogs be on a leash while in City parks and on City trails. The Parks, Recreation & Cultural Services Department does realize that dogs enjoy having areas where they can run and "burn off some steam," so we offer several off-leash areas. Please keep in mind that your dog must still be kept under control in off-leash areas.

Also, pet owners are asked to please clean up after their pet. All neighborhood parks are equipped with "doggie-bag" dispensers and trash cans. Thanks for your assistance in keeping our parks clean and safe for all park patrons!

1. Red Rock Canyon Open Space, includes an off-leash area
2. Cheyenne Meadows Park (south portion): Native grass area off Charmwood Dr. and Canoe Creek Dr.
3. Palmer Park: Old baseball field, .3 miles from Maizeland entrance
4. Rampart Park: Just east of the baseball diamond..
5. **Bear Creek Dog Park, Address: 21st Street & West Rio Grande, Colorado Springs, CO 80906**
6. **Otero Elementary School area (fenced in dog park)**

The bolded parks are the closest to Autumn Heights.

...AND REMEMBER:

- **Only ONE dog per unit.** This has always been the rule! Off-site owners should inform their renters of this rule and everyone, owners and renters, needs to be respectful of the Autumn Heights' covenants.
- For privacy purposes, please avoid walking your pet behind the units along Star Ranch Road. In addition to there being no pathway, the ground is uneven and potentially unsafe.
- **Always pick up after your pet.** A fine of up to \$75.00 will be assessed for continued disregard for doing so. This is the amount we are charged by Greener Grass for having to do it for you and it is only fair to the other residents to pass this charge along to the offender/s.

Thank you for your cooperation.

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DO YOU WANT TO RESERVE THE CLUBHOUSE?

The Clubhouse and pool is a commonly owned area and a wonderful asset to our community. All residents/lot owners are expected to abide by the rules set forth in this Reservation and Usage Agreement as well as take pride in and assume responsibility for the appearance and condition of the Clubhouse and Pool. The HOA Board of Directors reserves the right to deny usage to any resident/owner who is not in good standing (**must be in good standing at the time your reservation is made and on the date of your reservation**).

The resident/lot owner must be present at the event/function they are hosting and are responsible for the personal conduct, safety and welfare of their guests while on the premises. Children under 18 years of age are not allowed to be in the Clubhouse unless accompanied by an adult.

Residents/lot owners shall agree to be fully responsible for all damages, costs and expenses associated with their use of the Clubhouse. This includes but is not limited to careless misuse, vandalism, unreasonable conduct or theft.

The Clubhouse may be reserved between the hours of 9:00 a.m. and 11:00 p.m. Owners must request the reservation on behalf of their tenant.

Reservations for the Clubhouse shall be made on a first come, first served basis.

Reservations shall be made by first contacting Z&R Property Management to check for date availability. You may phone at 719-594-0506 or by email: Linda@zandrmgmt.com.

Once date availability is confirmed, an HOA representative will contact you and you will be required to provide a \$150 deposit and sign the use agreement. Your deposit will be returned, in whole or in part, after your event and the clubhouse can be inspected by the HOA representative for cleaning requirements and/or damages.

For your convenience there is a trashcan to the right of the front door as you exit; however, if it is full due to a high volume of events it is your responsibility to dispose of your own trash. Please plan accordingly.

Need new windows? Need a storm door? Planning a home improvement?

Remember... you must get approval from the HOA **BEFORE** you begin!

Make sure your improvements are in compliance with the AH covenants.

Visit us at: www.autumnheightshoa.com