

# Autumn Heights News



Sponsored by the AH COA Board

**The Mission of the AH COA Board is to provide a pleasant, safe, community-oriented environment for all residents.**

Volume 1, Winter 2013/2014

## **Annual Meeting Summary**

Our Annual Meeting was held on Saturday, 7 December 2013 at the AH Club House. Twenty-one residents attended the two hour meeting. We reviewed the projects and improvements completed in 2013, talked briefly about the landscaping plans starting to take shape in 2014, residents endorsed the 2014 budget and Kerry Cantrell, our Z&R representative, gave an overview over rights, rules, and responsibilities of living in a HOA governed community titled **HOA 101 – Everything you always wanted to know about living in a COA community but were afraid to ask...** Elections for the vacant board position were conducted. Rosemarie Hall-Heyduk was re-elected for another three year term.

For more information, including the budget and the presentation, please go to the AH website: [www.autumheightshoa.com](http://www.autumheightshoa.com)

### **Board positions for 2014:**

Eric Swanson, President ([eric42@gmail.com](mailto:eric42@gmail.com))

Rosemarie Hall-Heyduk, Vice-President ([rhallheyduk@yahoo.com](mailto:rhallheyduk@yahoo.com))

Mike Leeway, Secretary/Treasurer ([mleewaye@hotmail.com](mailto:mleewaye@hotmail.com))

### **Property Management:**

Z& R Property Management: Kerry Cantrell, management representative: 719-594-0506

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

## 2013 in Review

2013 has been a great year for Autumn Heights. Projects have been completed and plans for improvement and maintenance of the landscape of our \$ 23 million property are the planning stages. There will be **NO dues increase and NO assessment recommendations for the upcoming year.**

We have been able to complete some longstanding projects, including the outside painting of all remaining buildings along with stucco and gutter repairs, as well as cedar plank replacements. In addition, we have managed to successfully deal with the mandatory water restrictions (due to lots of liquid sunshine over the summer), finished the interior painting of the Autumn Heights Club House, began and completed the fire mitigation project and saved money due to reduced water usage during the summer months. We also began the planning phase to xeriscaping Autumn Heights and to prepare the community to be more independent of the ever-increasing water costs.

Coffee with the Board was continued as an informal opportunity for residents to meet with board members and committee chair persons, to chat, ask questions, bring up concerns and develop new ideas for the community. The Board thanks all those of you who joined us for the opportunity to share your ideas and get to know you better.

Our quarterly newsletters focused on community –related news and information and kept the residents abreast of social and educational activities. Some of these educational opportunities included ‘HOA 101’, a seminar offered by Kerry Cantrell for all residents to help us understand the rights and responsibilities of living in a HOA guided community; a meeting with Ken and Anthony from Greener Grass, discussing water conservation and related topics as well as briefings by Amy Sylvester, representatives of the fire department mitigation office; our summer security company and our neighborhood watch committee liaison during the 1<sup>st</sup> Annual ‘National Night Out’ Celebration in August.

As most of you are aware, the outside painting projects of all 140 AH units was started several years ago and continued in increments over the past 3-4 years. Thanks to the majority of the community residents passing a one-time \$ 300.00 assessment for all homeowners at the last annual meeting, we have been able to complete the entire project this summer. We not only completed painting the buildings, we also straightened out the pillars on Star Ranch Road holding up the fence and painted the entire perimeter fencing. It sure does make a big difference and residents, potential buyers, real estate agents and visitors alike have commented on the appealing new look of our community. A special thank you to Kerry Cantrell, our Z&R management representative, for coordinating the entire project.

After witnessing the devastation caused by the Waldo Canyon Fire in 2012 and the Black Forest Fire in 2013, it became necessary to take a look at our complex, the buildings, groundcovers and trees to determine what needed to be done to protect our homes and property. The Board wants to thank Dona Harris for making the initial connections with the fire department mitigation specialist for our area. The officer, Amy Sylvester, along with board members and Kerry Cantrell walked the property several times, reviewed the fire department recommendations for fire mitigation of our community and formulated a plan, dealt with contractors and secured a matching grant to pay for the project. This

included the removal of the old, mostly dead, junipers next to and behind the majority of units. The project is almost completed; a few stump grindings are still expected. Replanting will be part of the xeriscaping efforts that will begin next spring. The Board will set up a meeting for residents once plans are designed so we can have a conversation about this project. The implementation will take several phases over a few years to complete, paying for the project as we go.

## **Thank You.....**

The Board thanks the Landscape Committee under the tireless leadership of Doc and Dona Harris for all their hard work and dedication over the past year. You have been very instrumental in helping maintain the value of our property this far. With the xeriscaping efforts, this important work will be continued throughout the next several years.

Another thank you to Larry Potter for his dedication to reviewing water usage and exploring water conservation options based on our projected needs for last summer. We do appreciate your efforts, Larry.

Our appreciation and thanks to Carol Pierce for working closely with the Board to lay out, edit and distribute our Autumn Heights quarterly newsletters. We could not have done this project without your help!

Our Neighborhood Watch Committee had a fantastic 'National Night Out' celebration. A special thank you goes to Larry Pierce, our committee chairman as well as Dee and Pat Beatty for organizing this successful event. We look forward to an even bigger celebration in August 2014.

The Clubhouse/ Pool Committee and the Community Activity Committee joined forces in early summer. Pat Beatty and Melissa Campen- Smith volunteered their time for a trial period to gauge community interest in the 'Open Door', a time for the Club House to be open to residents once a week during late afternoon and early evening. Thanks to both ladies for your time and energy. A special thank you to Pat Beatty, Mickey Booth and Patsy Suttles for organizing the Autumn Heights Holiday Cheer Party.

Last but not least a big thank you to Doc Harris for keeping up with the rules and regulations for the HOA and for always being willing to research and present issues based on covenants, laws, rules and regulations. This is a difficult job and we sure appreciate all the work and time that goes into being up to date with this information.

## Volunteers needed:

Volunteers are our most priceless commodity. Board members can only do a fraction of what makes living here special. We need YOU to help us plan activities, get involved in the Neighborhood Watch Program, organize a seminar for residents or a celebration event. Our community will be a better place because we all work together to make it happen. Please watch for more information on our 1<sup>st</sup> Opportunity Party to explore where you can use your interests and talents.

## Curb Appeal

All of us are part of what makes this community a desirable place to live. To maintain the positive image we have created and thus keep (and increase the property values), please keep the following PLDs (**pesky little details**) in mind:

- Please put out trash in the morning of the trash collection day and return your trashcan to your garage the same day.
- **Please do not use your entrance area and patio for storage, use the storage area attached to your unit or indoor space for this purpose. The way we present the outside of our complex reflects on the entire community and we want to portray a positive, appealing impression.**
- When donating to any of the local charities, please mark your donation appropriately and put it out on the designated pick-up day. If you have large items to dispose of, please make arrangements to get these items picked up and do not leave them in your driveway.
- Parking is a continuous issue. Please read the parking rules and regulations on the web site and use your garage and driveway for your POVs. If there is not enough space, **DO NOT** block any part of the street or fire lane but use the overflow parking areas in the complex. Parking spots in front of and across the street from the club house are reserved for guests only.
- Fire lane parking is a safety violation. **DO NOT** park in the fire lane (even partially) – it could mean the extra few seconds or minutes needed to change the outcome of an emergency. **Vehicles parked in the fire lane will be towed at the owner's expense.** The only exception is contract or service vehicles on a temporary basis IF the driver is IMMEDIATELY available to remove the vehicle.
- Snow removal will be done by a contractor (Greener Grass) in the following areas: streets, overflow parking and mailbox areas. We each are responsible for our own driveways. Sand barrels and salt buckets have been strategically placed throughout the community and by the mail boxes for your use.
- If you have any questions or concerns, please check out the AH COA website at [www.autumheightshoa.com](http://www.autumheightshoa.com).

- Meeting minutes, new information, rules, regulations and reports are also on the web site for your information. You may also call our Management Representative, Kerry Cantrell, at Z& R or email him. In addition, you are welcome to attend board meetings (times and dates will be posted in communication boards by the mail box station), our' Quarterly Coffee with the Board' or email the board members. We believe that working together we can live up to our mission statement :

***The Mission of the AH COA Board is to provide a pleasant, safe, community-oriented environment for all residents.***

## **Mark your calendar: Upcoming Activities and Social Events**

### **BUNCO, Friday, 31 January 2014, 6:30 – 0900 pm**

**Bring \$ 5.00 to enter** and get a chance to win! Anyone welcome, no special knowledge of the game required. Please bring an appetizer, finger food or dessert to share and be prepared for a great time.

We will play Bunco on the last Friday of each month in the Club House. Social hour from 6 – 6:30 pm, Bunco from 6:30 – 9:00 pm, everyone invited.

### **Super Bowl Party**

Please watch for more information to be posted in the communication boxes by the mail centers around the complex.

### **Neighborhood Watch Block Captains Potluck/Meeting**

Please watch for more information to be posted in the communication boxes by the mail centers around the complex.

### **Personal Safety Seminar**

Please watch for more information to be posted in the communication boxes by the mail centers around the complex.



