



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

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(719) 444-7000

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☆ 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.

TOP 10 AH RULES' VIOLATIONS:

10. Littering... trash and/or cigarette butts

9. Broken window blinds/curtains

8. Car repairs or washing in the driveway

7. Using the patio for storage

6. Too many guests/large groups at pool

5. Allowing dogs to be off leash

4. Using overflow parking instead of garage or driveway

3. Not getting approval for improvements

2. Trash can out the night before pick-up

AND THE NUMBER 1 VIOLATION IS...

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Annual AH Yard Sale

This year's annual AH yard sale was a big success. We had approximately 10 units participate. Thanks to the gracious donations from several residents, we also had a wonderful selection of items at the Clubhouse. The proceeds from the sale of these will be used for future community functions. Thank you so very much to all residents that helped make this year's yard sale a great success!!!

Thanks also to Kerry Cantrell, our management representative, for putting the event in the Gazette and on Craig's List.

THE POOL IS OPEN!!!

What a privilege to live in a community with a pool for everyone's enjoyment. However, there are rules that we must all abide by. Please review these rules (posted at the pool and on page 5 of this newsletter) and comply with them for the benefit of all. It is important that residents limit the number of guests and that we are respectful of others using the area. Thank you!

Autumn Heights Board Meetings

Our monthly HOA Board meetings are held at the AH Clubhouse on the 3rd Monday of every month at 3:00 pm. All interested residents are encouraged to attend.

In addition, the Board members will continue the quarterly **Coffee with the Board** on Saturday, August 19, and November 18 from 9:00 to 10:00 am. Coffee and refreshments will be served. Please mark your calendars.

BOOK CLUB

Book club will resume meetings as of September 14 and will continue to meet on the second Thursday of each month at 6:00 p.m. The book for September is *Hillbilly Elegy* by J. D. Vance. Snacks will be provided -- feel free to invite a friend and to bring an adult beverage, if you wish. For additional information, contact Mickey Booth at 540-0242.

MOVIE NIGHT

Movie night is the third Thursday of each month and will resume gatherings on September 21. Call Jean Rocco at 527-9258 if you have any questions.

UNDER CONSIDERATION:

Some dog owners are not picking up after their pets. Not only is this a nuisance but it is as health hazard as well. Dog feces are not a fertilizer and often carry diseases.

The HOA pays each time Greener Grass employees have to stop their mowers and pick up dog droppings. This adds time to their work and expense to our community. To help with compliance, we are considering two options:

1. Adding a special monthly pet fee for each unit with a dog, or
2. DNA testing at the owner's expense to identify those dog owners not picking up after their pet and maximum fines for each incident.

The benefit of either option, based on feedback from *(continued on pg. 3)*

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1. NOT PICKING UP AFTER YOUR PET!

We have all chosen to live in a COVENANT-CONTROLLED COMMUNITY. This means that we may have to give up some of our personal 'freedom' and 'preferences' for the good of the Community. This will allow all AH residents in 140 units, on 23 acres, to live harmoniously and safely together in a clean, safe and inviting environment.

If you are new to the community or unsure of the rules and covenants, they are listed on the AH website. You may email our management representative, Kerry Cantrell, for any clarification you may need.

From the Property Manager:

In order to facilitate timely communications in the event of an urgent matter or short notice notifications, we are trying to update everyone's email addresses in our database. A full and current email list will help us to keep everyone informed. This will save the HOA money on mailings and also save a few trees!

Please email your current email address to kerry@zandrgmt.com. If you have emailed me recently and your address has not changed then you may disregard. Thanks!

(continued from pg. 2)

management in other HOA communities, is a significant decrease or elimination of the problem.

Each dog owner can contribute to solving the problem without either option by ensuring you take baggies with you and pick up your dog's excrements immediately. Baggies can be disposed of in your trashcan.

PLANS FOR THE REST OF THE YEAR

Here is a list of projects to be completed before the end of the year:

1. The asphalt contractor will review our roads and identify any areas that need to be repaired before the winter.
2. The wooden fence on Broadmoor Bluffs behind Building 440 will be replaced with the rod-iron fence and if possible, we will also replace the last 6 sections on the south end of the property this fall. This leaves us with replacing the wooden fence on Star Ranch Road next year.
3. The necessary landscaping (because of voles) in the triangle between Star Ranch and Broadmoor Bluffs will be completed within the next few months and bring this area in line with the overall landscaping of the community.

Save the date...

Annual meeting: December 11, 2017

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Summer is here!!! This may mean home improvements and planting flowers. As part of the Community, however, residents are REQUIRED to get written approval for ANY additions or changes to exterior elements. We just can't stress this strongly enough! Lately there have been a few residents that have had the expense of replacing a garage door or a storm door that they just had installed because either they did not have a letter of approval or they did not comply with the specifications therein. Additions or changes may include, but are not limited to:

windows, sliding glass door, storm doors, garage door.

Please email Kerry @ Z&R and he will send you a letter specifying the approved colors for the window frames and sliding glass doors; the colors and models for storm doors as well as make and contractor for the garage doors. After receiving the approval, you are on your way.

Feel free to beautify your patio or front entrance areas with potted plants. Please note that plants or shrubs in pots may be placed by residents without approval as long as the pots do not damage existing landscape or concrete and do not cause extra work for the contracted grounds maintenance company.

However, if you chose to replace or plant bushes in the limited common area in front of your patio, you will need approval. A list of approved shrubs and bushes was provided in the April newsletter. You may also access this list on our website.

You will need to email Kerry at Z&R with what and where you want to plant the bush or shrub and who will do the planting. You can plant yourself after approval is received but you are responsible for any damages (cutting cable etc.) that may be the result of digging a hole.

You may also purchase the plant(s) and ask Greener Grass to plant them for a fee. Information is available through Kerry as well. You will be responsible for watering your new bush or shrubbery.

If you are interested in using the Clubhouse you need to contact Z&R to **reserve**.

It is available from 9:00 am. to 10:00 pm. (same as pool hours).

Please plan ahead so that it is vacated by 10:00 pm.

Enjoy!

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POOL/HOT TUB RULES

HOURS OF OPERATION: 9:00 a.m. to 10:00 p.m

- **There is NO LIFEGUARD on duty. Swimming is at your own risk.**
- Children under the age of 14 must be accompanied by an adult resident. This applies to guests as well.
- Babies with swim diapers are allowed.
- No pool floats are allowed in the pool. Small play objects must be held to a minimum. No water balloons are allowed in pool or pool area.
- Pets are not allowed in the pool/hot tub area.
- **Smoking is prohibited** in the pool area and in the Clubhouse. There is a designated smoking area in front of the Clubhouse entrance.
- Non-alcoholic and alcoholic beverages are permitted poolside in non-breakable containers only; **NO GLASS** containers of any kind are allowed in the pool area.
- **Intoxication and underage drinking is strictly prohibited.**
- The garden hose is to be used for watering plants and shrubbery only. Do not use the hose to fill the pool or hot tub. If the water level is low, overflowing, or the water looks cloudy, contact Z & R Property Management immediately.
- Safety equipment is to be used in emergency situations **ONLY**.
- Persons using the pool must clean up personal items at the time of leaving the area. All trash should be disposed of properly in the receptacles provided
- Persons under the age of 14, anyone with a heart condition, and pregnant women should refrain from using the hot tub due to the possibility of serious health issues.
- Autumn Heights HOA reserves the right to refuse the use of the pool, hot tub, community center and fitness room to anyone that does not abide by the rules.
- **Autumn Heights HOA is not responsible for accidents that may occur while using the facilities.**

One more thing... Absolutely NO food or drink in the sauna.

NEIGHBORHOOD WATCH

Our next Neighborhood Watch Education Seminar, 'HOME SAFETY', is scheduled for Thursday, July 20, at the Clubhouse.

Refreshments, 6-6:30 pm. Presentation, 6:30-7:30 pm.

The speakers are Marti Benson and co-presenter Deb. They are both CAPS volunteers.
(all Block Captains should plan to attend)

Our community is part of a program that rose to prominence in the late 1960s in response to an increasing burglary rate. In 1972 the National Sheriffs' Association took the concept a step further by seeking funding to make the program a national initiative.

For the first two years, the program was devoted primarily to disseminating information on the nature and volume of burglary and securing residential property and making it less vulnerable to break-ins. From there, it evolved into a program that promoted the establishment of ongoing local neighborhood watch groups that encouraged citizens to partner with their law enforcement agencies in an effort to reduce various types of "neighborhood crime."

Autumn Heights has been a part of this program since 2013. Currently we have 8 Block Captains that have volunteered to make sure responsible and pertinent information is disseminated to their neighbors.

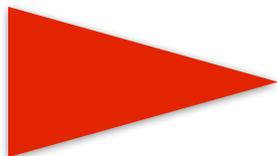
Neighborhood Watch is NOT:

- ...a citizens' armed patrol.
- ...the formation of vigilante groups.
- ...a program that encourages residents to take risks to prevent crimes.
- ...a law enforcement entity.
- ...a program that guarantees that a crime will not occur in a neighborhood.

Neighborhood Watch is:

- ...a community-police crime prevention partnership.
- ...neighbors coming together to help each other not become victims of crime.
- ...neighbors coming together to address community issues.
- ...learning to identify suspicious activity and reporting the activity to other neighbors and the police.

If you are interested in becoming a "Block Captain" for your building, contact Jean Rocco 527-9258 or Rosemarie Hall-Heyduk, 229-1362.



JUST A REMINDER...

Personal work vehicles displaying company information or having tools of any kind, including ladders, are not allowed to park in driveways or anywhere on the property. Of course, if you are having work done, your worker's truck is allowed to park at your unit temporarily.

WILDLIFE ALERT WILDLIFE ALERT WILDLIFE ALERT
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July, 2017

This past weekend, we had two injured does with their fawns in our community. One of the does had a complex leg break and was unable to take care of herself and her fawn. The other doe has a simple break of one of her legs. According to the authorities, it should heal itself. All the fawns were removed and are taken care of. The other doe had to be put down.

Here are the **REQUIRED MANDATORY STEPS**, based on talking to a representative from the **Division of Parks and Wildlife**, to take if and when you encounter an injured animal on the premises:

1. **DO NOT, UNDER ANY CIRCUMSTANCES**, approach or touch the animal or any offspring.
2. Call the **Division of Parks and Wildlife at 719-227-5250**. They are available during the day Monday through Friday between 8 am and 5 pm..
3. On weekend and holidays as well as after hours, call the **COLORADO STATE PATROL DISPATCH at 719-544-2424** or 719-635-0385. State patrol dispatch will inform the Parks and Wildlife officer on call who will assess the situation. Often the injured animals are left to heal on their own. In serious cases, the on-call officer is trained to take care of the situation. If she or he wants to call in a **State certified and authorized rescue organization** for the animal of their offspring, the officer will take care of this.
4. **DO NOT INTERFERE WITH THE OFFICER'S DUTIES**, it is against the law and you as a resident or guest can be fined.
5. **DO NOT FEED ANY WILD ANIMAL OR THE OFF- SPRING IN THE COMMUNITY.**

6. If the animal in question will have to be put down and you believe your children will have a difficult time dealing with this, please do not allow them to be present when the animal is put down.

7. Removal of the carcass will be done by one of our contractors. Please CALL Z&R AT 719-594-0506, follow prompts to emergency and leave a message. You MAY BE called back to provide ADDITIONAL information and Z & R will call the appropriate contractor.

Thank you for your compliance,

Autumn Heights Board of Directors