

AUTUMN HEIGHTS NEWS

SPONSORED BY THE AHCOA



THE MISSION OF THE AHCOA BOARD IS TO PROVIDE A PLEASANT, SAFE COMMUNITY ORIENTED ENVIRONMENT FOR ALL RESIDENTS.

MAY 2013

Notes from the Board:

Spring is here and summer is just around the corner. The pool / hot tub opening is planned for the weekend of May 18-19 this year weather permitting. The pool and hot tub are some of our communities amenities and we ask that all residents familiarize themselves with the pool/hot tub rules that are included in this newsletter.

Saturday May 18th is also our semi-annual community garage sale from 8:00 am - 1:00 pm that day. The community garage sale is a great way to do some spring cleaning and make some money at the same time. More details to follow on page 2 of this newsletter.

This year, we, along with everyone else in Colorado Springs and the entire State will face a challenge, the rationing and conservation of water. This will impact the Autumn Heights Community due to the city wide mandate to decrease the watering of our lawns, bushes and trees. We will be watering on Mondays and Fridays as permitted by Colorado Springs Utilities guidelines. Due to these water restrictions you may see some brown spots and dry areas throughout the community. Our landscape company will be watering the trees and bushes we had planted last year to keep them healthy. The landscape committee will plant some native shrubs and ground cover in our rock and boulder areas. These plants need very little moisture since they are used to our arid climate. If you would like to replace dead or dying shrubs around the front of your home or patio, please contact Dona Harris for a list of approved native plants and the necessary paperwork for approval.

Starting in May, contractors will begin the process of repairing the stucco and cedar on the remaining buildings and begin the final painting project for the community. We hope to have the buildings and fence repair/painting project completed within a reasonable time frame. Notices have been placed on all the buildings that are affected by the project.

We would also like to thank you for getting the assessment payment to Z&R Property Management in a timely manner. A reminder....if you have not made your payment for the special assessment, please do so by May 15, 2013.

Property Managed By:

Z & R Property Management

Kerry Cantrell

Phone: 719-594-0506

Fax: 719-594-0473

email:

kerry@zandrimgmt.com

Board of Directors

President

Rosemarie Hall-Heyduk

email:

rhallheyduk@yahoo.com

Vice-President/Treasurer

Eric Swanson

email:

erics42@gmail.com

Director

Mike Leewaye

email: mleewaye@hotmail.com

Security Company

Colorado Springs Security Services
LLC

Phone 719-638-6720

AUTUMN HEIGHTS COMMUNITY GARAGE SALE AND SPRING CLEAN UP
SATURDAY MAY 18, 2013
8:00 AM-1:00 PM

AHCOA WILL SPONSOR OUR ANNUAL SPRING GARAGE SALE AGAIN THIS YEAR! THIS IS A GREAT TIME TO DO SOME SPRING CLEANING.....MAKE SOME MONEY.....AND GET OUT AND SEE YOUR NEIGHBORS.

FOR THOSE OF YOU THAT HAVE ITEMS THAT YOU WOULD LIKE TO SELL BUT ARE UNABLE TO PARTICIPATE...YOU MAY WANT TO BRING THEM TO THE COMMUNITY CENTER BETWEEN 3-7 PM ON THURSDAY MAY 16 OR FRIDAY MAY 17. THESE ITEMS WILL BE SOLD FOR YOU AND THE MONEY WILL BE USED TO PURCHASE POOL FURNITURE. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT MELISSA AT 719-434-8720 OR PAT 719-527-0534. A LARGE DUMPSTER WILL BE PROVIDED TO ALL RESIDENTS THAT WEEKEND IN THE PARKING SPOTS ACROSS FROM BUILDING 365 TO USE.

DON'T FORGET TO STOP BY THE COMMUNITY CENTER THAT MORNING TO BUY FRESH BREAKFAST BURRITOS! HOPE TO SEE YOU THERE!

Autumn Heights "Open Door" to start in MAY!!!!

Tuesday evenings in May will be another opportunity for neighbors to meet each other, check out a cook from our library, watch TV or play games. Open door night will be a weekly activity to allow all residents to take the opportunity to hang out in the clubhouse without personally reserving it. The doors of the community center will be "OPEN" from 4-8 pm on Tuesdays. Feel free to bring a friend and get to know others in the community. If you would like to volunteer to help with this activity, please contact Melissa Campen-Smith smithcampmm2@gmail.com.

Summertime BBQ...Pool Time...Parties...

The summer months at Autumn Heights brings with it an increase in Community Center reservations. If you are interested in reserving the Clubhouse, you can contact Z&R Property Management (719-594-0506) Monday through Friday. A monthly calendar is maintained by Z&R. Once the reservation is made, keys can be obtained from Larry Pierce 719-393-2084 or 719-465-2649.

Landscaping Update

Due to the imposed water restrictions for the City of Colorado Springs, changes in the 2013 landscaping plans have been changed. The approved changes include xeriscaping in the rock bed areas around the community. There are 6 different areas that have been identified as the first projects. Spreading plants/ground cover, shrubs (both large and small) and drought resistant flowering plants will be planted. All plants being used have been identified by Colorado Springs Utilities conservation Department as "high desert appropriate". These projects are expected to begin in early June as soon as planting season is officially open. We look forward to seeing the progress and beauty these projects will provide our community.

The landscape committee will be visiting the Colorado Springs Conservation Mesa Road location on Sunday June 2nd at 3:30 pm. If anyone is interested in going to view the various xeriscaping options, please meet at the Community Center at 3:00 pm. If you have any questions please contact Doc or Dona Harris.

MARK YOUR CALENDARS.....

MAY

11TH COFFEE WITH THE BOARD 9-10AM
11TH MOTHER'S DAY
18TH COMMUNITY GARAGE SALE 8 AM - 1PM
27TH MEMORIAL DAY OBSERVED

JUNE

14TH FLAG DAY
16TH FATHER'S DAY
17TH BOARD MEETING
21ST HAPPY HOUR 6:30-8:30 PM

JULY

4TH INDEPENDENCE DAY
15TH BOARD MEETING
19TH HAPPY HOUR 6:30-8:30 PM

WATCH THE MESSAGE BOARDS FOR MORE INFORMATION ON UPCOMING EVENTS
TO RESERVE THE CLUBHOUSE FOR YOUR ACTIVITIES, PLEASE CONTACT Z&R PROPERTY
MANAGEMENT AT 719-594-0506. A \$150.00 REFUNDABLE DEPOSIT WILL BE COLLECTED .

Volunteer Opportunities at Autumn Heights

Volunteers are a vital part of any community and Autumn Heights has several opportunities for YOU to participate in the continual improvement of our neighborhood! We would love to have your ideas, creativity and participation. Take a look at the volunteer committees we have at Autumn Heights. Please contact any of the committee chairs for information and questions.

Landscape: Doc and Dona Harris dharrisv@comcast.net

**sub committee-Water Conservation: Larry Potter lpotter@msn.com

Clubhouse and Pool: Pat Beatty deepat6@msn.com

Community Activity (formerly Hospitality Committee): Melissa Campen-Smith
smithcampmm2@gmail.com

Rules and Regulations: Doc Harris dharrisv@comcast.net

Neighborhood Watch: Larry Pierce lpierce_0125@yahoo.com

Quality Assurance and Contractor Work Completion Review: Jerry Ralston jralston1942@gmail.com

Autumn Heights Pets

Autumn Heights rules regarding pets will be strictly enforced. Please make sure you are aware of the rules regarding pets in our community. Residents are allowed one (1) dog not to exceed 30 pounds (adult weight).. If you are renting property at Autumn Heights, the owner of the unit will be required to ensure you understand and adhere to the rules regarding pets. If you do have a dog that does not meet the required 30 lb. (adult weight), you will be asked to find the dog a new home. Cats are also welcome in the neighborhood. All pets are to be leashed when outside of your home and attended to at all times. To familiarize yourself with the pet policy go to the Autumn Heights website: www.autumnheightshoa.com .

Parking at Autumn Heights....can be a challenge.....

All neighborhood streets (Autumn Heights Drive and Autumn Ridge Circle) are fire lanes. Parking is not allowed on the streets. If you are not able to park in your driveway or have guests, please use the overflow/guest parking areas. If those areas are full, please park on Broadmoor Bluffs. Vehicles will be tagged and towed if they are parked on the streets. ALL vehicles must be licensed and in good working order and must not be parked for more than 72 hours in the overflow/guest parking areas. Commercial vehicles cannot be parked overnight in the community, including the overflow/guest areas.

Pool/Hot Tub Rules

Hours of Operation

9:00 am 10:00 pm

- 1. There is no lifeguard on duty. Swimming is at own risk.**
- 2. Guests and children under the age of 14 must be accompanied by an adult resident**
- 3. Babies with swim diapers are allowed.**
- 4. No pool floats. Small play objects must be held to a minimum. No water balloons!**
- 5. Pets are not allowed in the pool/hot tub area.**
- 6. Smoking is prohibited. Autumn Heights Community Center is a smoke free environment.**
- 7. Non-alcoholic and alcoholic beverages are permitted by the pool- all beverage containers must be non-breakable.**
- 8. Intoxication and underage drinking is prohibited.**
- 9. Garden hose is to be used for watering plants and shrubbery in pool .**
- 10. Safety equipment is not to be used except in emergency situations.**
- 11. Anyone using the pool must clean up any personal items at the time of leaving the pool area. All trash must be disposed of properly in the receptacles provided.**
- 12. The hot tub can cause serious health issues to persons under the age of 14, anyone with heart conditions/other medical conditions and pregnant women.**
- 13. Autumn Heights HOA reserves the right to refuse the use of the pool, hot tub, community center and fitness center to anyone that does not abide by the rules.**
- 14. Autumn Heights HOA is not responsible for accidents that may occur while using the facilities.**

Drought is changing our landscape.....It's not ALL Bad News!!!! Article contributed by: Larry Potter

An abrupt shift from wet to dry conditions began to occur during the winter 2012/spring 2012. Weather conditions were uncharacteristically warm and dry during this period, resulting in very poor snowpack formation. March 2012, a critical month for snowpack accumulation, was observed to be the driest and second warmest on record for Colorado. The lack of snowpack and corresponding minimal runoff resulted in a water system yield that was around 50% of average. In 2011 system yields were less than 2002, widely considered to be the "benchmark" drought year. Drought conditions continued to worsen through 2012, as Colorado experienced the hottest and the third driest spring and summer on record. The combination of low spring runoff and hot and dry conditions that persisted through the remainder of 2012 resulted in reservoir levels dropping at alarming rates, both for Colorado Springs Utilities, and for storage reservoirs throughout Colorado. At the end of 2012, based on a three year rolling average demand, Colorado Springs Utilities held approx. 1.5 years of customer demand in storage.

Currently snowpack in the Upper Colorado Basin, the basin from which Colorado Springs Utilities derives the majority of its water supply averages 69% of normal, and consistent with other long range forecasts and indicators, points toward an increased probability of consecutive years of significant drought. Back to back drought years of sever drought have not been observed in Colorado's stream gage records, and if conditions don't improve markedly in the upcoming months, Colorado may be entering "uncharted territory" in relation to drought in the modern record.

Autumn Heights must use 30% less water than last year between April 2013 through October 2013. The penalty for not achieving a 30% reduction in water usage will result in our water rate being doubled for the entire month we miss our goal. The reduced watering will change how Autumn Heights looks, but that could be a good thing!

As with any change we are faced with, it does not have to be bad. Our challenge can be used to make our community landscape less dependent on water and the rising cost associated with it. Changes in our landscape can be stimulating to the senses with verity of color, textures and unexpected beauty that is a Colorado landscape. A landscape that will need little water, yet give us a sense of pride.

Planning is needed to move Autumn heights from today into our future. Please make your voice heard and let the Board know what that future should look like by joining the landscape/conservation & water committee.