



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

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**FROM THE BOARD**

by Eric Swanson

Another month past and another issue of the newsletter. Time is passing quickly and the weather seems to be as confused as I am.

We held our monthly board meeting on Monday evening and had great attendance. The capital improvement projects for landscaping and concrete curb repairs are almost complete, and both of them are helping us to stay ahead of the age of our community. Next year's big capital improvement budget is dedicated to getting half of our asphalt ground and re-laid along with continuing work on the landscaping updates. On the financial front, the costs of keeping our homes and grounds beautiful and safe have been running under budget. Our cash and capital reserves are coming in as budgeted as well.

The conversations at the board meeting focused on improving community participation and security. Diane DeBekker is working hard to meet and greet new residents. If you know of a new person in the community, please let them know how happy we are that they have joined us, and let them know that Diane has information and a house-warming gift for them from the HOA.

With new residents moving in we continue to work with them to understand and comply with the community bylaws and rules. If you see something that needs to be corrected on a unit or building, please send a written request to Z&R and they will start the ball rolling with either a work order to our maintenance team, or with a request to a unit owner.

Thank you for choosing Autumn Heights as a place to live and grow with your families. continued on page 3



### WHO'S WHO IN THE COMMUNITY...

#### Meet Mike Leewaye

A native of Colorado, Mike was born and raised in Salida. He became a home builder and after living and working in Denver for a while, he relocated to Colorado Springs in 1993. He has been employed by the State of Colorado for the past 24 years and is looking forward to retirement in a few more. Mike is the proud father of four: 3 sons and 1 daughter. He is pleased that they are all well-adjusted, successful, and can take care themselves. He loves the mountains, hiking, riding his bike, exercising, lifting weights, and wood working. He has been an Autumn Heights Board Member for the past 2 years and says it has been a good experience. The thing Mike likes best about Autumn Heights is all the "good people" here.

## COMMUNITY ACTIVITIES

### BOOK CLUB

Our Book Group continues to meet and increase in size. We have changed the meeting day to the **2nd Thursday** of the month at 7:00 p.m. This month the book is "The Giver" by Lois Lowry. . All are welcome to come and join in the discussion. Snacks and drinks are provided.

### BUNCO NIGHTS

Bunco has been put on hold until January 2015.

### MOVIE NIGHT

Movie night has been changed from the third Friday to the **third Thursday** of each month. However, due to the recent theft of our community TV, movie night is suspended until further notice.

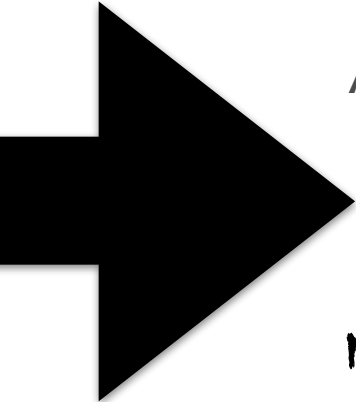
### HOLIDAY DINNER

Mark your calendars for **Saturday, November 15** from 4:00-7:00 p.m. for our Community Holiday Dinner at the Autumn Heights Clubhouse. Food and non-alcoholic beverages will be provided. All you need to need to bring is your appetite! In order to have an idea of how many to prepare for, please **RSVP** to [rhallheyduk@yahoo.com](mailto:rhallheyduk@yahoo.com) by November 10. Hope to see you there!

### CHRISTMAS TEA

Join your neighbors **Sunday, December 14** from 3:00 to 5:00 for a fun time of tea and cookies. No cooking, no gift exchange, no pressure... just come and relax while you visit over a cup of tea with friends.

*Merry Christmas to All!*



# VOLUNTEER/S NEEDED FOR NEIGHBORHOOD WATCH

Larry Pierce has resigned as chairman of the AH Neighborhood Watch Program so we need someone to step up to the plate and volunteer to take his place. If you would like to head this up, or if you'd like to serve on the committee, please contact Rosemarie Hall-Heyduk at 229-1362. Thanks, Larry, for your work in getting this started. Now we need community participation to keep it going!

**A Neighborhood Watch organizational meeting for all current block captains will be held on Monday, November 3 from 7:00-8:30. Refreshments will be served.**

## Dee's Corner

What was the best thing before sliced bread?

If you try to fail and succeed, which have you done?

If man evolved from monkeys and apes, why do we still have monkeys and apes?

Is there another word for synonym?

What if there were no hypothetical questions?

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Please help by attending our monthly HOA meetings (**7:30 pm, 3rd Monday of the month**) and by getting involved. We love feedback and ideas on how to improve our community

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## A WORD FROM KERRY...

I would like to take a minute to remind everyone about how important it is to the overall appearance of the community for residents to keep their rear patio areas clean and tidy. Some issues that surface every year are: unused flower pots and other containers, dog tethers, charcoal grills (big no-no that one), stored trash, artificial turf and others. The HOA enforcement process is messy, sometimes smelly and costs the HOA money. Please help us all keep the community looking good. Thanks!

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**NOTE:** We may have a variety of contractors working on our property at any given time. If you have concerns, questions or complaints, please contact Kerry at Z&R Management (719 594-0506). He will address any issues brought to his attention. Please do not take it upon yourself to approach the contractors with your suggestions or request for changes. Thank you for your cooperation.

**Remember, when replacing windows or doors, they must comply with the AH covenants and you must have written approval from the HOA. Check before buying and installing anything!**

## COVENANTS

Autumn Heights Town Home Community is a **covenant-enhanced community**. These rules and regulations are designed to maintain property values and make it a safe and friendly neighborhood to live in.

If you are new to the community, please familiarize yourself with the covenants. You may visit the Autumn Heights website to access this information. Unit owners are responsible for providing the covenants, rules and regulations to their renters and are held accountable for their renters' conduct.

## SAFETY TIPS

### While on vacation:

- make sure your newspaper delivery is stopped.
- let your neighbor know that you will be gone to keep your clip cleared of notices.
- make arrangements to have any packages removed from your doorstep.
- make sure your garage door is closed completely.

### When at home:

- keep your doors locked.
- cars parked in driveways should always be locked.
- make sure your garage doors are closed.

## AUTUMN HEIGHTS PLDs

### (Pesky Little Details)

**PARKING** All the roads in Autumn Heights are considered fire lanes and parking is not allowed in fire lanes since this may impede emergency and rescue vehicles. Viper Towing and Recovery, LLC, (719) 209-5220, is authorized to tow any vehicle parked in the fire lanes without warning. Viper will tow your vehicle **at your expense** if parked illegally. Your garage and/or driveway is to be used for parking your vehicle(s). For use of overflow and/or guest parking spaces, please see the Autumn Heights Rules and Regulations. You may also use both sides of Broadmoor Bluffs for additional parking.

**TRASH** Fall is fast approaching and the bears are getting ready for hibernation. Please put your trash out on the morning of the scheduled pick-up day and make sure the lid is securely closed. This will avoid overturned trash cans and scattered garbage throughout the community. It will also reduce the need for additional trash clean-up which creates an extra expense for the community.

**MAIL** Please take **all of the mail** you receive with you... leave nothing!

**PETS** For all residents' benefit, Autumn Heights has a strict pet rule that must be adhered to: one dog, two cats. Pets must be on a leash at all times when walked. As always, thanks for being considerate and picking up after your pe