



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

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**Board of Directors**

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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](http://www.autumnheightshoa.com)

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

**NO DUES INCREASE!!!!**

Our Annual HOA Meeting will be held on Monday, 21 December 2015 at the AH Clubhouse from 6:30-8:30 pm. All owners are invited to attend and will receive a written invitation, agenda and proposed budget for 2016.

The good news includes no monthly dues increase in the near future and no special assessments at this time. We are still under budget for 2015 despite all the damages caused by the spring and summer flooding and the needed repairs as well as our regular maintenance expenses.

**FROM THE BOARD**

**by Mike Leewaye**

Governing and overseeing the operations of an HOA is a significant responsibility which can sometimes seem a bit overwhelming for Board members. As a member of the AHHOA, the past three years have been a learning experience and have given me great insight into the daily operations of an HOA. This is a totally new life experience for me and although challenging at times, it has been rewarding. I care a great deal for our community and as I look back at the decisions that we as a Board have made, I believe they were for the betterment of our community.

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- ☆ Mountain Valley Security Co. (719) 638-6720
- ☆ NON-emergency Police (719) 444-7000
- ☆ EMERGENCY 911
- ☆ Viper Towing (719) 209-5220



**COMMUNITY ACTIVITIES**

BOOK CLUB by Mickey Booth

Our Book Group is going well and the invitation for people to join is still open to everyone. The group meets at the Clubhouse the **2nd Thursday of the month at 7:00 PM.**

CLUBHOUSE LIBRARY AND BOOK EXCHANGE

The library in the Clubhouse has been open from 4:00 to 7:00 p.m. on Book Club afternoons for the past few months. However, no one has come to look for books so we don't know how much longer being open will be worth the volunteer's time. Anyone wanting a book is encouraged to come during this time.

BUNCO NIGHTS by Patsy Suttles

**Save the date...Friday, September 25!** Come join friends and neighbors in the Autumn Heights Clubhouse for light supper and an evening of Bunco. Everyone is welcome, residents and their friends. We will start with pizza, wings, and salad at 6:30 p.m., followed by a couple rounds of Bunco. Each player contributes \$5.00 — at the end of the evening, prizes are awarded for most buncos, most games won, and most games lost! Bunco is the perfect game to end the workweek — it requires almost no thought, leaving you free to relax, laugh, and enjoy being with friends. Soft drinks will be provided — you are welcome to bring an adult beverage of your choice. If you have questions, contact Patsy Suttles at 719 209-8117 or pksuttles@gmail.com.

MOVIE NIGHT

Movie Night is the **3rd Thursday** of each month at 7:00 P.M. Come to the Clubhouse, enjoy snacks (provided) and relax with friends as you enjoy a movie. Call Jean Rocco at 719 527-9258 if you have questions.

WHO'S WHO IN THE COMMUNITY...

**BEAR!**

There have been numerous bear sightings reported to Kerry this summer. Here is one of the emails he received:

*"I was able to watch a nice healthy looking bear early (4:30 am) this morning. I woke up to a noise that sounded like garbage cans being moved...looked out my window and noticed 3 or 4 cans tipped over. The bear wasn't bothering anything (except the garbage cans), and moved on out. About 7:30 pm last night I was out walking my dog and noticed a number of cans already put out to the curb for pickup this morning. This probably should stop (again) as it will continue to attract the wild animals."*

Autumn Heights Rules & Regs state ...**TO AVOID ATTRACTING WILD ANIMALS, TRASH CONTAINERS SHOULD NOT BE PLACED OUTSIDE OF THE UNIT ANY EARLIER THAN THE MORNING OF THE PICKUP DAY.**

Autumn Heights speed limit is 10 MPH.

Slow down and keep our community safe!

## We are a COVENANT-CONTROLLED Community

We all strive to make AH Condominiums a positive, and appealing place to live for all residents. Most of us live here because we have an HOA that helps maintain specific standards that help us maintain or increase our property values by presenting a uniform community appearance to our neighbors. In addition, we all strive to keep the community a safe place to live and our Neighborhood Watch is alive and well. However, to maintain our community appearance and appeal, we need everyone's help. If you are not familiar with our covenants and rules, please visit the AH website (see web address below). Your compliance is greatly appreciated.

Parking in front of the Clubhouse and the spaces directly across the street are reserved for residents currently using the Clubhouse or pool. These spaces are not considered "overflow" and are not to be used for personal convenience.

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Yes, decisions have been made that weren't pleasing to the entire community but as a whole I feel our decisions were made without any prejudices nor were they self serving.

As we all know, water issues have been troublesome for the past couple of years but I think we are making progress on this issue. Upgrades to the sump pumps have been made and a plan for future yearly maintenance has been defined. Additionally, landscaping which directs water away from the buildings has been done.

One of the things that has been a valuable experience has been the budget process for the HOA. This has been enlightening and has really exposed me to the amount of money that is needed to operate this business. I feel this Board has been diligent in our spending while ensuring that the entire community's needs are being met.

As always, it's a pleasure to serve all of you.

### NEIGHBORHOOD WATCH

A special thanks go to Jean Rocco and Rosemarie for making the NATIONAL NIGHT OUT a success. Also, we'd like to thank the volunteers from TARGET who donated their time to help with our event. A representative from Mountain Valley Security reported on the "state of Autumn Heights" from his perspective and it was very encouraging. Officer Santos from the CSPD also gave tips on community safety. It was a great night!

## LANDSCAPING PHASE II

The Phase II Landscape project is being completed at this time. The project had been pushed back several times due to more pressing concerns such as water damage and flooding of crawlspaces, garages and other drainage issues that took priority over the past few months.

We are back on track and encourage residents to check out the almost completed project. Greener Grass did a wonderful job preparing the ground, laying the drip system and planting bushes and trees.

Please be aware that the initial landscape plan completed last year by Mr. Guman will be used as a guide only and may be modified based on drainage needs and contractor recommendations. If you have any questions, please communicate with the Board members and/or our management representative.

Later this summer and into early fall, Greener Grass will replace some of the dead trees that were removed earlier this spring. In addition, GG will also plant several bushes and shrubs in different areas of our complex. This re-planting will continue during next spring and summer as well.

Any owner wanting to plant some grasses, bushes or shrubs (from the list of approved species) in their limited common area behind their patio, please check the AH website (NEWSLETTER, APRIL 2015) for a complete listing and a request for approval. Submit the approval request to Kerry at Z&R and we will respond to your request in writing. You can plant the shrub or bush yourself or pay Greener Grass to plant it at your expense.

## **STAY INFORMED : COME TO THE BOARD MEETINGS**

Visit us at: [www.autumnheightshoa.com](http://www.autumnheightshoa.com)

## Parking

*Parking continues to be challenge. Here is a brief summary of the parking rules and regulations:*

*All vehicles owned by owners or renters must be parked in the unit's garage and/or driveway. Parking on the grass or any area not specifically designed for parking is prohibited and the unit owner is liable for any damage to the common property caused by the vehicle.*

*Guest and overflow parking can be used on a first come/ first served basis for residents and guests. The ONLY exception is that the parking spaces at the Clubhouse and directly across from the clubhouse shall be reserved for residents currently using the clubhouse, fitness center or the pool. Additional parking is available along Broadmoor Bluffs.*

*vehicles parked in Autumn Heights must display current registration tags, license plates and be in operable condition. No mechanical work will be performed on vehicles in the community and washing vehicles in the driveway is prohibited.*

*Privately owned vehicles parked in the fire lanes WILL be towed without notice to the owner. Contractor vehicles, fire trucks, ambulance, police cars and similar professional vehicles are exempt while parked in the fire lane in the performance of their duties.*

### **COFFEE WITH THE BOARD**

**SATURDAY, NOVEMBER 14**

**from 9:00 am to 10:00 am.**

This is an opportunity to meet informally with your Autumn Heights Board and discuss your concerns.

*A WORD FROM KERRY...*

- After years of waiting for the City to do something (and not getting results), the Board has authorized the entry concrete and drain pan across the first parking lot to be done. We are looking at a work date towards the end of September. Look for more specific information in the information boxes.
- Have you ever forgotten to make your monthly HOA dues payment or your bank failed to send the check on time and you were charged a late fee? You can sign up for EFT (Electronic Funds Transfer) where you authorize the management company to draw your dues directly from your bank account before the late date each month. If you are interested contact Kerry and he'll send you the forms to fill out. Kerry@zandrmgmt.com.
- Window replacements, storm door, garage door, etc.... There are clear specifications, models and colors that are permitted. Get prior approval BEFORE any purchase is made or any work is done; this is the owner's responsibility.
- Make sure you are using a licensed contractor when doing any electrical work inside your unit. This is for everyone's safety. If you need a reference, call Kerry.
- Mountain Valley Security Co. will continue on a year round basis. Their phone number is 719 638-6720. If you see something, call.

PET OWNERS are RESPONSIBLE to pick up after their pets. This is not only a courtesy for our neighbors but a **City Ordinance**. Please ensure you have disposable bags with you when taking your pooch for a walk. In addition, please keep your dog on the leash to avoid him getting hit or becoming a nuisance and use the road or the area behind YOUR patio to walk your pet.

Each unit may have ONE DOG only!!

Your Board continues to make every effort to keep all owners and residents informed about what is going on in the Autumn Heights community. Open Board meetings, information boxes, special notices, coffee with the Board, and a continually updated website are all ways for you to stay informed.

However, in an effort to decrease paper notices on our clips, we will keep residents updated on community events and special activities through flyers posted in the communication boxes around the complex. Please take some time to check out the information. We look forward to seeing some or all of you at different community events.

## Wine Tasting Party

Sat. Sept. 19, 7:00-9:30

\*Bring 1 bottle of wine for the "BEST TASTING COMPETITION"  
(if you'd like to enter) and 1 bottle for general consumption.

\*Bring a finger food to share.

Non wine drinkers are also welcome... (we will have water)

...just come for the fun!

Hosts: Dee and Pat Beatty

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## *(Belated) Oktoberfest*

*Let's Celebrate with our **First Annual Oktoberfest** on Saturday, November 7, from 5 – 8:30 pm. We will have German Volksmusik, Goulash Soup, German wurst, (sausages), sauerkraut and German rolls. BYO German Beer. Non-alcoholic beverages will be provided. Please join us for a great time, fellowship and fun.*

Host: Rosemarie Hall-Heyduk

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## *Christmas Tea*

*Date: Sunday, December 13... Time: 3-5pm*

*Lite foods with punch and soft drinks available. The Clubhouse will be decorated for the occasion with the tree full of lights and ornaments. Please put this event on your calendar and plan on coming by to enjoy the drinks and foods and wishing your neighbors a Happy Holiday.*

Host: Dona Harris and Moyra Martyn

