

SPECIAL EDITION AUTUMN HEIGHTS NEWS

SPONSORED BY THE AHCOA



IMPORTANT INFORMATION FOR THE SUMMER 2013

Painting Project Update

Our Autumn Heights Community painting project is complete!!! Thanks so much to all owners approving the special assessment at the annual meeting earlier this year and for all owners paying the \$300.00 on time. It made the completion of the project possible and Autumn Heights looks fabulous...and...we did this all without incurring any debt. If you have not yet paid the special assessment, please consider this a reminder to do so as soon as possible. Thanks so much!

Welcome new residents!

The HOA Board would like to welcome all new residents and owners to Autumn Heights. We hope you will enjoy living in the community, make friends and utilize the amenities our HOA is able to offer all of us. We are glad you are here. To help avoid any misunderstandings or problems, the following information in our "special edition newsletter will give you some of the rules and guidelines for our community, and for those of us that are not new to the community, the information we have put together is a great reminder for all of us! Our cooperation as a community will help all of us enjoy our summer and each other as much as possible and promote a harmonious living situation.

What you always wanted to know about HOA's but were afraid to ask.....HOA 101

Since Autumn Heights is a condominium setting despite the misleading name "townhome community", the Board along with our property management (Z&R Property Mgmt.) representative will offer a very helpful seminar: HOA 101. The seminar will be held **Monday July 15 from 6-7 pm at the Clubhouse**. All residents, especially new owners, are invited to attend and learn what it means to live in a HOA governed community and how these rules benefit residents and owners alike. Mr Kerry Cantrell, our management rep from Z&R, will be presenting on the topic. We hope to see you all there.

In addition to the seminar, we also have a **website** (www.autumnheightshoa.com) you can access at any time. the site has all the covenants, rules, regulations, monthly Board meeting minutes and other important information. Any feedback on the user-friendliness of our website is greatly appreciated and can be directed to Mr. Cantrell by email: kerry@zandrmgmt.com or by calling the office at 719-594-0506.

Property Managed By:

Z & R Property Management

Kerry Cantrell

Phone: 719-594-0506

Fax: 719-594-0473

email:

kerry@zandrmgmt.com

Board of Directors

President

Rosemarie Hall-Heyduk

email:

rhallheyduk@yahoo.com

Vice-President/Treasurer

Eric Swanson

email:

erics42@gmail.com

Director

Mike Leeway

email:

mleeway@hotmail.com

Security Company

Colorado Springs Security Services
LLC

Phone 719-638-6720

Community Happy Hour

Our first Happy Hour for 2013 was held on Friday June 21st at the Clubhouse. We had quite a number of “new and old” residents stop by, check out their pool keys, meet neighbors and have some pizza. It was great to meet you all. Our next Happy Hours is scheduled for **Friday July 19 from 6-8 pm at the Clubhouse.**

Pool keys will be issued again during the next Happy Hour!!!!!! For those owners that have not yet picked up their key to the pool, you can come anytime during happy hour to get your key. A copy of the sales contract and ID as well as any renter with a copy of the lease, permission from the owner and ID can pick up their key. A \$25.00 replacement fee will be charged for lost keys. One key per unit will be available. The key will open the pool as well as the fitness center. If you are unable to make the next happy hour, you can call Rosemarie Hall at 719-229-1362 to make arrangements to pick up your key.

Pool Safety

Attached you will find a separate “red” sheet with the pool and fitness room rules. The Board would like to highlight only a few important safety rules.

- 1. No glass bottles or containers of any kind are allowed in the pool area. Beverages can be consume in cans and cups.**
- 2. Smoking is not permitted in the pool area;** please use the designated smoking area in front of the Clubhouse and dispose of any cigarette butts in the receptacle available in that area or in a non-combustible container.
- 3. The grill is available for resident use on a first come, first serve basis.** The grill **cannot** be reserved as part of the Clubhouse reservation but **can** be used while at the pool when available. Residents are required to bring their **own propane and to clean the area after use.** A fire extinguisher is available next to the grill if needed. Please exercise extreme caution and do not leave the grill unattended.
- 4. The pool is open daily between Memorial Day and Labor Day from 9:00 to 10:00 pm.** Our security does patrol Autumn Heights and the pool area, especially after hours. Please adhere to the times posted. We all, especially the residents living around the pool area, will appreciate your cooperation.

FIRE DANGER

All of us are very much aware of the present fire danger and need to do whatever necessary to keep our community safe. This includes making sure propane or electric grills are kept away from the building structure when in use and grills are not left unattended. In addition, **no open fires or charcoal grills** are permitted in Autumn Heights. Smokers, please do not flick any cigarette butts outside in the grass or on the road. One spark can ignite a devastating fire. Based on the fire department representative's input, if a fire breaks out as a result of carelessness, i.e. an accidentally discarded cigarette butt and property damage over \$100.00 is the result of this action, it is a felony and will result in charges. We want everyone to be safe, so please be considerate and exercise extra caution during this dry summer season.

National Night Out

Scheduled for **Tuesday August 6 from 6-9 pm** our community will join people across the nation celebrating this event. The event originated in 1983 and is celebrating 30 years this year. The purpose of this event is for all of us to speak out against crime by “taking back the night”. The year ,Autumn Heights HOA will sponsor a fantastic block party with food, music, sharing ideas about how to increase personal safety, a visit from the neighborhood watch police representative, face painting for the kids and more. There will also be drawings for gift cards and the pool and Clubhouse will be open as well. Please mark your calendar and come join us celebrate this event.

TRASH PICKUP

Our regular trash pickup day is on **Wednesdays**, unless there is a holiday on the Monday or Tuesday of the week, causing a day delay in pickup. Please put out garbage cans in the morning to avoid problems with some of our four-legged neighbors and return your garbage can to the garage after the cans have been emptied. **TRASH COLLECTION AND REMOVAL RULES:** No owner or occupant shall allow garbage cans, supplies, milk containers, or other articles to be placed in the entry areas of common elements. All refuse must be placed in a strong plastic bag, sealed and deposited into the appropriate containers provided by the trash companies. Bags should not be set beside the containers. To avoid attracting wild animals, trash containers should not be placed outside of the unit any earlier than the morning of pickup.

Parking.....

continues to be an challenge, especially in the summertime. Please utilize your garage and/or driveway. For use of overflow and/or guest parking spaces, please see the AH Rules and Regulations on our web page. you can also use both sides of Broadmoor Bluffs for additional parking. The roads in the community are considered fire lanes and parking is **not** allowed in fire lanes since this can impede emergency and rescue vehicles. **Viper Towing**, our new towing company, will tow any vehicle parked in the fire lanes without warning. Viper will tag any illegally parked vehicles and if not removed, will tow them at the

Fire Restrictions

As you all may know, we are in a **drought** and are on **mandatory water restrictions**. Our grass and landscape watering is limited to twice a week; Mondays and Fridays. Greener Grass is working diligently with the Board to ensure the best results with limited water resources. However, we can contribute and save additional gallons and gallons of water by being observant about our indoor water use. We all received some additional water saving tips in our last utility bills. In addition, most buildings have water spigots at each end unit. These spigots are **not** for personal use. They are for contractors and building maintenance only. If you live in an end unit, please help adhere to this purpose and disconnect your personal water hose and store it. We sure appreciate your cooperation in this matter.

Fire Mitigation at Autumn Heights

We had a fire mitigation inspector do a walkthrough of the community this past month. She was able to give us some clear guidelines based on all the experiences collected from the Waldo Canyon and Black Forest fires. Please stay tuned for more information as the Board will work with the fire department, the arborists and Greener Grass to

Garage Door Replacement

Many of us are looking at replacing the original “wood paneled” garage doors. In order to keep consistent style and quality of doors in the community **PIKES PEAK DOORS** is the approved contractor for replacement garage doors. You can contact them at 719-593-1692 for the prices and scheduling of installation.

Window Replacement/Storm Doors

Autumn Heights has strict style specifications regarding windows and storm doors. ANY and ALL replacements of windows and storm doors must be approved by the HOA. Please contact Z&R Property Management at 719-594-0506 to make a request for windows/storm door replacements.

Storage!!!!

Just a reminder that our patios are not to be used for storage. Please use the attached storage area for extra storage. Your patio is to be used for your personal enjoyment. Anyone using their patios as a storage area can be fined.

Take pride in our community!!!! The value of our community is dependent on each one of us!!!! Thank you for your cooperation!

PETS....PETS....PETS...

Pets are family members too and can also be a challenge for a HOA governed community. Autumn Heights has a strict pet rule, with a **one** dog limit (weight restriction of no more than 30 pounds) **or two** cats. If you do not adhere to the pet rules, you will be asked to find a new home for the pets and may be fined. Please help us with this!!!! No one wants to have to see their pets separated from their families. For a complete listing of the rules regarding pets, please see our website: www.autumnheightshoa.com or call Z&R Property

Coming Soon!!!

Every quarter (February, May, July and October) we distribute the Autumn Heights Newsletter. The goal of the newsletter is to provide residents with information that is pertinent to our community as well as events that are scheduled for the community. Starting with our August newsletter will include the “Autumn Heights Connection Corner”. This information will include information about services, that many of our residents provide. If you would like to have us include your information in the newsletter, please contact Rosemarie Hall-Heyduk at rhallheyduk@yahoo.com or Carol Pierce at carol.pierce1125@gmail.com.