



The Heights

October 2005

Page 1

Message from the President

AHCOA

Mark Your Calendars

*Annual Meeting

*Budget Volunteers Needed

*BOARD members wanted

Garbage Pick Up Days

Page 2

Community Speed Limit

Winter Parking Rules

Energy Costs/Tips

Clubhouse Reservations

Wood Burning Fire Places/Storage of Wood

Important Numbers

Z & R Property Management

594-0604

email: z&rmgt@aol.com

Newsletter

information/Message Board Postings:

Carol Alto-Pierce

579-5851

email: carol_alto@yahoo.com

The AHCOA Board meets the first Thursday of each month @ 8:00 am in the Clubhouse unless posted on message boards.

Message from the President of Autumn Heights COA

Claus J. Weidner

2005 Maintenance Budget

The past nine months at Autumn Heights has been very busy and costly for us. The AHCOA has had to deal with numerous maintenance requests this year. As a result, our budget for **maintenance** items has also been significantly depleted. The AHCOA Board have made the decision to restrain maintenance spending except for absolutely necessary items. For the remainder of the current budget year we cannot affordably accommodate every maintenance request that is submitted. The Board will evaluate whether a request is aesthetic, in dire need of repair and/or whether the request may include partial homeowner financial responsibility. Maintenance requests that are received by Z & R Property Management will be evaluated and those requests that are considered a current necessity will be taken care of with this year's budget dollars. Those requests that are not necessary will be considered a 2006 maintenance request. If you have any questions or need to report a maintenance item, please contact Z & R Property Management at 594-0506 or by email zandrmgt@aol.com.

WANTED

Interested Homeowners to assist in the 2006 AHCOA Budget process. If you are interested, please contact Z & R Property Management at 594-0506 or by email z&rmgt@aol.com by November 1st.

Mark Your Calendars

The 2006 AHCOA annual meeting will be held Thursday January 5, 2006. You will be receiving more information regarding the time and agenda 30 days prior to the meeting. If you are interested in running for the AHCOA Board of Directors please send your resume to Margaret (Margie) Davis at 3730 Hill Drive Colorado Springs CO 80906 or by email Margaret.davis@elpaso.com

GARBAGE PICK UP

Do you get confused about what day your garbage and recycling will be picked up????????? Autumn Heights is on a weekly Wednesday pick up schedule for both trash and recycling. The only time there is NOT a Wednesday pick up is when a holiday (Christmas, New Years, Thanksgiving and Fourth of July) land on a Monday of the week. Since Christmas and New Year are on a weekend our pick up service will NOT be affected. Recycling is done every other Wednesday (odd weeks) Remaining recycling dates are: October 26, November 2, 16, 30 & December 14 & 28th.

PLEASE put your trash and recycling out **ONLY** on trash pick up day and don't forget to take it in the same day. By putting your trash out a day/night early we invite wild animals into our neighborhood and the trash receptacles. Trash receptacles are to be stored in your garage and are not allowed on the driveway except for trash days.

Please follow these rules. A warning letter will be sent in the event trash is put out early and not put away after pick up. Thanks for your cooperation!



S....L...O...W....Down

The posted speed limit in our community is **10 mph**. Our community has no sidewalks and many blind corners making it difficult for pedestrians and other vehicles to see you. Please be careful and SLOW DOWN!

Winter Parking

We continue to struggle with not enough parking for visitors to our community. With winter right around the corner we find it important to reiterate the communities parking rules.

- No parking on the side of the road. These are all posted fire lanes. Homeowner's may call the Colorado Springs Police Department to report an illegally parked vehicle.
- Advise your guests to park in the overflow parking areas. Visitors are also allowed to park on Broadmoor Bluffs.
- Homeowner's with short driveways are NOT to park their cars with part of the car on the driveway and part on the road. These cars will be considered illegally parked and can be reported to the Colorado Springs Police Department for ticketing and towing.

“Winter Energy Costs”

Energy Costs continue to rise as the temperatures drop. Here are some tips from Colorado Springs Utilities to help prepare your home for winter:

- Wrap your hot water heater with an approved thermal blanket and turn down the thermostat.
- Install a programmable thermostat that will automatically adjust your temperature settings for certain times of the day and week.
- Check your front doors for gaps. Have the weather strip adjusted to minimize cold air into the home.
- Colorado Springs offers many rebates on winterization and appliance upgrades. For more information call Colorado Springs Utilities at 448-4800 or visit their website at www.csu.org.

Planning a Holiday Party?

Contact Z & R Property Management to reserve the Clubhouse. Reservations are made on a first come first serve basis. A refundable security deposit will be required.

Contact Carol Alto-Pierce with any newsletter items or postings for the message boards at 579-5851 or email carol_alto@yahoo.com.

Wood Burning Fire Places

While wood burning fire places are not the most efficient way to heat your home, many of us love the smell and sounds of the fireplace. Remember to open your fire place flue before lighting and close it only after the fire is completely out.

Storing firewood outside is not allowed. Firewood should be stored in your garage or storage areas.

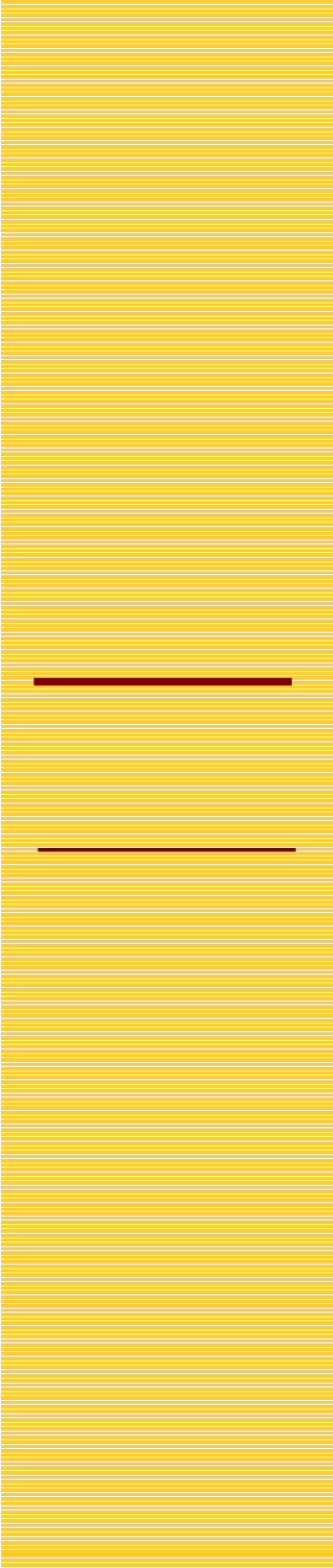














**CUSTOMER NAME
STREET ADDRESS
CITY, STATE, 00000**