

Autumn Heights Newsletter



Sponsored by the AHCOA *A monthly publication for the residents of Autumn Heights* *February 2006*

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▪ Newsletter

Information/Message

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Judy Gonzales

Eileen Graham

Rosemarie Hall-Heyduk

Grace Lynch

Jamie Ross

Carol Alto-Pierce

▪AHCOA Board•

Margie Davis

Cary Smith

Claus Weidner

I would like to thank all Homeowners who attended last month's annual meeting for taking the time to come to this meeting and demonstrate their interest in the welfare of our community.

We had a good meeting, I believe. We discussed the financial situation of our Association during the year 2005 and our budget for the year 2006. As you know from the monthly dues coupons that were mailed to you in December, we are planning to run in 2006 on a tight budget without an increase in our dues. Our focus during this year will be to operate the development within the budget limits and, more than anything else, begin to build the reserves account back up to more comfortable levels. As you have seen from the financial information that was provided with our invitation for your annual meeting, we depleted these reserves substantially for the necessary improvements and repairs that were made to all units during the last two years. A reserves account that is at or near the recommended level for our development is our best safeguard against unforeseen expenses that might otherwise require special assessments.

For those of you who were unable to attend our meeting, let me repeat that our Association, that is all of us jointly, owns every building, every tree, the fence, the pool, every pipe underground, and everything else that is a common part of our development. Keeping all these components properly maintained and having the resources to cope with unexpected expenses are, therefore, very important for the welfare of Autumn Heights and its residents.

We also indicated at the Annual Meeting that, as a result of several increased operating expenses like, for example, the increased utility payments, we see no way that we will be able to avoid an increase of monthly dues in 2007. We, as your Board, are determined to hold that increase to a minimum, but from everything we know now, such an increase is unavoidable.

The Colorado legislature passed last year the Senate Bill 05-100 that became effective this January. Your Board adopted the necessary changes to our bylaws to comply with this Colorado Common Interest Ownership Act. A packet with the changes has been mailed to you. Please review it and keep it with your Autumn Heights Rules for reference.

Claus J. Weidner
President, AHCOA

Happy Valentine's Day February 14, 2006



Homeowner' Corner

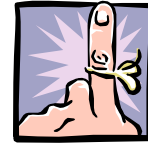
Don't Forget.....If you are thinking about purchasing windows, central air conditioning or other "BIG" ticket items, or if you would like to refer the name of the company that you have purchased these types of items from contact **Danielle Backstrom** by February 28, 2006 at (719) 579-6775 or email her at backstrom719@adelphia.net

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When people hear the words "Get Organized" many times the vision that appears creates headaches, trembling hands and knees or the need for a nap. Whether you live in a BIG or small home, work out of the home, have children, pets or single with no attachments, getting organized can be very daunting. Try a couple of these 100% family tested ideas before you go out and buy all the books on getting organization.

*Our **kitchens** seem to be the place people gather the most and where we spend most of our time. Left hand/right hand is something to take into consideration when organizing your cabinets. Always put the items you use most in your cabinets to the side that you are the strongest. For instance, if you are right handed put your dinner plates on the right side of the cabinets so you don't take the chance of "grabbing" a plate with your left hand and dropping it.

The Bedroom

First things first.....get rid of those wire hangers. Wire hangers break down the fibers in your clothes. Take some time to put your clothes in order by color, style (ex. Short sleeve, long sleeve, sweaters etc.). When you wear one of the garments, keep the hanger in its place so after wearing it or washing it you know right **where** it belongs. HINT: Doing this in your child's room helps them to learn what matches (remember the GRRRRanimal brands?) and teaches them at a young age how to keep organized. Some may tell you that a different color hanger is a good idea to keep everyone organized, but let's get real.....ultimately the hangers WILL get mixed in with each other and there goes your organization.



Resident Reminders...

The roads in our community are "NO PARKING Zones". Don't take the chance of having your vehicle (or your visitors vehicles) towed. Please park in the overflow parking or on Broadmoor Bluffs. For those of you that have short driveways, DO NOT park sideways. You run the risk of your car getting hit and damaging the grass and sprinkler systems.

Trash pick up is every Wednesday. Please put your trash receptacles out Wednesday morning and put them away Wednesday evening. The schedule for trash pick-up and recycling days are posted on the message boards next to the mailboxes.

Before making changes to the exterior or your homes (ex. Storm doors, windows) you need to submit a request for approval to Z & R Mgmt. Z & R can be contacted at: (719) 540-0506 or by email at devin@zandrmgmt.com.

What's Coming at Autumn Heights????

Annual Autumn Heights SPRING Garage Sale. Watch for more details on the date for our Spring Garage Sale.

Bunco Players.....Meet every third Friday of the month at the Clubhouse at 6:30 pm If you are interested in playing or getting more information, please contact Rosemarie Hall-Heyduk @ 527-9196 or Jamie Ross @ 540-9899.

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If you have something that you would like to include in the March Newsletter or have any comments, please contact Carol Alto-Pierce at carol_alto@yahoo.com. The newsletter is a great way to share information with all of our neighbors. Comments/suggestions are ALWAYS welcome!