



2008 ANNUAL AHCOA MEETING

9:30 AM, Saturday, January 12, 2008

The Annual AHCOA Community Meeting will be held at 9:30-11:00AM, Saturday 12, 2008 in the AHCOA Clubhouse. This is an important meeting as two Board positions will be voted on and discussion of where we are going as a Community, and scheduled improvements and upgrades will be discussed. We urge all residents to submit their inquiries in advance so that valuable meeting time will not be used entering new business. Please send your agenda items to Z&R Property Manager, Linnea Mellinger linnea@zandrmgmt.com for inclusion and discussion. The change of time and date is to accommodate as many members of the Community as possible. Attendance at the last two annual meetings was very disappointing, and we, the Board, want to ensure the best possible planning and leadership for the year to come. To make the early meeting a bit more bearable, coffee, tea, juice and donuts will be served. Additional information, ballots, and proxies will be disseminated a week prior to the meeting. Again, we urge all owners and residents to attend. **However, only owners may participate in the voting and decision making process.**

GOOD-BYE TO CAROL AND LARRY PIERCE

After many years of service to our Community in a variety of capacities, Carol and Larry have moved to Minnesota to be close to friends, family and new opportunities. We will miss the Pierces as they have made our lives here at Autumn Heights better.

LOW RESPONSE TO 2008 QUESTIONNAIRE

Unfortunately we received only 8 responses to the 140 questionnaires disseminated to all properties in September. The poor response leaves the Board little feedback on where the Community sees need for improvement and where they see the Community headed. However, we encourage comments by the Community at any time as well as constructive ideas and proposals.

HELP THE AUTUMN HEIGHTS COMMUNITY, VOLUNTEERS NEEDED FOR

NOVEMBER-DECEMBER 2007

THE BOARD AND OVERSIGHT COMMITTEES

For our Community to survive we need residents to volunteer to become part of the decision making process. Without your help we cannot hope to keep our Community going as an independent enterprise. Autumn Heights is a cooperative as well as a condominium association - a thought process that the Community works to ensure quality of life for all who live here. If you want to see the quality of life improve here at Autumn Heights as well as an increase in your property values, then volunteer to be part of the team.

HOLIDAY DECORATIONS AND CELEBRATIONS

With the winter holidays closely approaching, we assure residents that holiday decorations and trimmings are permitted, but also want to ensure that decorations and trimmings are tasteful and not offensive to other residents. Decorations must also fall within the guidelines of the covenants. Guidance is as follows:

- 🔔 No tacks, hooks, nails or other permanent adhesions are to be used to secure decorations;
- 🔔 No decoration of the trees or shrubbery that belong to the Community common areas;
- 🔔 Decorations are to be taken down at the end of the Holiday period, not to exceed January 15;
- 🔔 Please be considerate of your neighbors when celebrating in your home or the AHCOA clubhouse. Ensure guests park in the designated parking areas and request they keep to a low noise level when arriving and departing the area;
- 🔔 Please adhere to the noise curfew of 10:00pm.

CLUBHOUSE RESERVATION AND USE

The AHCOA Clubhouse is used extensively during the Holiday period. Requests are to be made to Donna Winters @576-8227 or via lurasmom@msn.com. Because of the increase in its use, request reservations be made as far in advance as possible. Also request in reserving the Clubhouse, residents use the facility only for

the period requested and not longer. For example: if reserved for 1pm-4pm on a given day, request the function end in sufficient time to prepare the Clubhouse for use by another party in the evening. If reserved for the evening, the Clubhouse must be cleaned at the end of the affair. Although there is no cost to residents (owners and renters)



Autumn Heights Condominium Owners Association
November-December 2007 Newsletter



for use of the Clubhouse, there is a \$150.00 deposit prior to use. The deposit will be returned after inspection of the Clubhouse and return of the keys. Any cleaning costs of repairs will be deducted from the deposit.

Residents are responsible for the behavior of guests using the Clubhouse as well as ensuring the building is kept in the condition it is found. **Non-residents cannot reserve the Clubhouse.**

Although appealing, **please do not set a fire in the fireplace.** There is no assurance that everyone reserving the Clubhouse knows how to set or contain a fire or would remain at same location until all embers are cold. To ensure safety for all, request fireplace be enjoyed for its aesthetic beauty and not for its warmth.

VISITING FAMILY AND FRIENDS - FOLLOWING COVENANT RULES AND REGULATIONS

With the Holidays comes anticipated visits of family and friends for a few hours or for a few days. We wish to remind all residents that Autumn Heights is a covenant community and guests are required to adhere to these rules while visiting the Community. We encourage all residents advise their guests to follow these rules during their brief or extended visits. This includes the number (one per household) and size of pets (30lb limit), parking in designated areas only, acceptable noise levels and appropriate behavior. Pets are not allowed to run or roam free and are to be kept on a leash when being walked - no tethers are allowed, and pets' mess is to be cleaned up immediately. Large commercial vehicles, campers and RVs that are too big for garages are to be parked on the adjacent Broadmoor Bluffs street.

WHEN AWAY ADVISE A FRIEND OR NEIGHBOR

If you and your family are planning to be away over the Holidays, please ask a friend, family member, or neighbor to keep a secure eye on your property. They should also have a POC and contact number in case there is an emergency.

Other hints:

- 🔔 Cancel newspaper delivery during your absence as well as advise the Post Office to hold all mail until your return.
- 🔔 Remember trash receptacles are to be placed out on Wednesday mornings and put away that same evening. If necessary ask a friend or neighbor to accommodate you during your absence.
- 🔔 If there is a need for long-term parking of accepted vehicles in visitor parking spaces, please advise Z&R Properties in advance so the vehicle is not tagged and towed.

DISPOSAL OF DEAD CHRISTMAS TREES AND FOLIAGE

A date will be scheduled for pick up of dead Christmas trees and foliage. Strongly request residents use this opportunity to dispose of post-holiday trimmings. WM will not pick up trees that are placed out for pickup with regular garbage, and lawn maintenance is not responsible for disposal either. Notice of date will be posted at all mail pick up points.

REPLACEMENT OF OUTDOOR LIGHTS, ETC.

Outdoor lights: Residents' outdoor lights are a security plus, but it is your responsibility as a homeowner/resident to keep your residence outdoor lights in operation. In short, if the light sensor is not working - property management will repair, but if the light bulb is out, it is the responsibility of the homeowner/resident to replace the light. Preferably, long-lasting, eco-friendly light bulbs are the best. Also, property management will replace light globes if necessary.

Messy cobwebs: During the most recent walk-around it was noticed that too many homes have let the cobwebs take over, which lends to a messy appearance to your home and the Community. It is not property management's responsibility to brush away these eyesores, but that of the homeowner/resident. Be proud of where you live, your door way reflects you and your Community.

THEFT OF CLUBHOUSE DOORWAY POTTED PLANT

In early October one of the large potted plants that was located in front of the Clubhouse entrance was stolen by person or persons unknown. This was a very heavy plant which may have taken two people to move. Again this is the type of activity that will not be tolerated. If you know of this or any other type of illegal behavior in the Community please advise Z&R Properties. For other emergencies call Colorado Springs Police/Fire.

For Police/Fire Emergencies call: **911**

For Police non-emergencies call: **444-7000**

For maintenance and covenant issues: call Z&R **594-0506**

ANOTHER REMINDER-- AHCOA COVENANTS

All residents (owners or renters) are required to comply with the AHCOA covenants and regulations. Whether upgrading of windows, adding storm doors, selection of window coverings, changes to outside patio or grounds around individual units (planting trees, shrubs, fencing or decking material), there are specific rules that we, as residents, must adhere to.

Recently an issue of plant/small tree trellises was raised. Per covenant regulations, the Board ruled that trellises are not allowed on the common grounds or rock area surrounding patios, included in this are oversized plant boxes or whiskey barrels. Covenant violation letters



Autumn Heights Condominium Owners Association
November-December 2007 Newsletter



will continue to be sent to those residents where messy patios and violations are readily apparent. For a complete list of the covenants, rules and regulations see the Autumn Heights website: www.autumnheightshoa.com.

IT IS TIME TO WINTERIZE!!!

With winter literally around the corner, please take this time to winterize your home. Ensure outside water lines are turned off, air conditioners covered, and doors and windows sealed to keep the cold out and warmth in.

ICEMELT DAMAGES DRIVEWAYS AND WALKWAYS

We have seen a lot of damage to the concrete surfaces of many driveways where ICEMELT products have been used in the past. We strongly urge that these products not be used on icy patches on concrete surfaces. If you have questions on the correct products to use, please contact Linnea at Z&R for guidance on which products are most suitable for use.

LET DEAD PLANTS REST IN PEACE (RIP)

Please dispose of dying and dead plants located on patios and entrances ways. The appearance of unsightly dead plants presents a negative impact of the Community and you as a homeowner. So send those dead plants (and dried up pumpkins) to a better place - the landfills.

RESURRECTION OF MONTHLY LADIES BUNCO

Ladies BUNCO will commence on Friday, 16 November in the AHCOA Clubhouse. This will be a no host BUNCO party. If you are a former member or are interested in joining please contact Donna at 576-8227 for more information.

COMCAST HD UPGRADE

In the near future, date to be determined, COMCAST will be upgrading its systems for HD improvements. Although no interruptions are expected, we are giving recipients advance notice of these upgrades.

AHCOA CLUBHOUSE MANAGER VACANCY

Clubhouse manager vacancy remains unfilled. A position description and requirements for the position have been posted on the AHCOA website as well as on the bulletin boards. Interested persons should contact Linnea Mellinger at Z&R.

EVENTS OF INTEREST FOR NEWSLETTER

If you have an event that you want to advertise in the upcoming newsletters, please send to Donna Winters via
NOVEMBER-DECEMBER 2007

below e-mail address. We look forward to events that improve the quality of life here at Autumn Heights, and encourage your input._

CONTACT NUMBERS

Z&R Property - Office: 594-0506, Fax: 594-0473

AHCOA Board Members:

President: Larry Pierce, lpierce_0125@yahoo.com

Treasurer: Richard Carlson, mtnmaan@comcast.net

Secretary: Donna Winters, lurasmom@msn.com

Additional information on Board members, photos of Autumn Heights, Board meeting minutes, newsletters, and covenants information can be found on the Autumn Heights website:
www.autumnheightshoa.com.

HAPPY HOLIDAYS from the AHCOA Board