



Autumn Heights Condominium Owners Association (AHCOA)
Fall 2008 Newsletter

RESIDENTS BE AWARE - INCREASE IN CRIME

During the last several months we have seen an increase in small criminal and mischievous activity here at Autumn Heights. This increase mirrors the increase in the same type of activities taking place throughout the greater Colorado Springs metro area.

We have recently had to replace the entrance lights that were smashed by unknown persons and have had replacement lights entombed in metal mesh containers. Our stop signs have been vandalized with graffiti, and we have received notice of thefts within the compound.

Although the culprits to these activities remain unknown, the Colorado Springs police department has been notified. We urge all residents to be vigilant in protecting their property. Ensure all doors are locked and secured; do not leave valuables in an unlocked car, whether it is parked in the driveway or an open garage; report suspicious activity to the police (notify Z&R Property Manager). Also share with your friends or neighbors if you are planning to travel, including providing emergency contact information. We would like to remind all residents they are stewards to ensuring security and safety within the Community.

PLEASE RESPECT YOUR NEIGHBORS' PRIVACY

Living in a condominium community can be close quarters. Our neighbors see our comings and goings, our homes have common walls, our driveways are in close proximity, and our lifestyles and preferences differ from home to home. Whereas we deeply delight in and enjoy our diversity, we all must respect each others privacy and living space. If there is an issue that needs to be addressed which affects the community as a whole, we request this matter be reported to our Z&R Property Manager, who will in turn advise the Board. In responding to problems in this manner, problems can be addressed and solutions sought. This can prevent small problems from escalating in magnitude.

2009 BUDGET & INCREASED UTILITY COSTS

The Board and Z&R Property Manager are in the process of preparing the Autumn Heights Community 2009 Budget. In preparation of the budget, we, the owners and residents, are faced with increasingly higher utility costs. At the October 9 AHCOA Board meeting, a Colorado Springs Utilities Customer Service Representative presented an overview of estimated costs for the upcoming year. As briefed, if approved by the City Council, there is an expected estimated increase of **25** percent for overall usage.

These increases will have an affect on overall operating costs in 2009. Dues will remain unchanged this year, however, services and improvements may be affected. The final budget will be briefed at the annual homeowners' meeting in January 2009.

We all realize the present economic environment may affect some if not all of our lives, and the Board, will work to ensure the Community is served to the best of our abilities. If you do need assistance in heating your homes this winter, Colorado Springs Utilities has several programs that may be of assistance. These programs include: Low Income Energy Assistance Program (LEAP); Home Energy Assistance Program (HEAP), Citizens Option to Provide Energy (Project COPE). If you would like more information on these programs and whether you are eligible, contact Colorado Springs Utilities Customer Assistance at 448-4800 or www.csu.org/customer/assistance

PROBLEMS OF QUEST POLYBUTYLENE PLUMBING PIPING AND YOUR HOMES

During the last 16 months several AHCOA homes have incurred significant damage due to breakage or leakage of QUEST polybutylene piping installed in their homes. These pipes were installed when the property was built in the 1980s. Since that time there have been several class action lawsuits against the manufactures of this plumbing material, and it is no longer installed due to malfunctions. In consultation with local master plumbers, there is no preventative maintenance recommended to prevent breakage or leakage. Homeowners need to be aware that if a leak or break is suspected, they should take action immediately to prevent excessive damage to the inside of their homes or the outside structure of the buildings. Additional information on this product can be researched at: www.polyubutylene.com or by contacting a reputable local plumbing establishment.

AHCOA INSURANCE COVERAGE

Several residents have inquired regarding AHCOA insurance coverage for damages to the buildings and grounds. This information will be posted in PDF format on the Autumn Heights website for your information. Whereas insurance payments for the buildings and compound are made through your monthly dues, all residents should ensure they have condominium homeowners' insurance or renters' insurance for personal injury or damage that occur within their homes.

If you do not have computer access, please contact



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Linnea at Z&R for a copy of this coverage plan.

2008 ACCOMPLISHMENTS

During the last nine months, the Board and Z&R have made significant strides to improve the Community and our property investments. Included in these accomplishments are: noticeable improvements to our landscape and lawn maintenance, new street signs, painting of postal kiosks, resurfacing of Community streets, repair of several curbs, trimming of shrubbery and removal of overgrown or dying trees. Please check out the Autumn Heights website for the attachment to this newsletter which provides a more detailed summary of accomplishments and future improvement plans. Copies of this information will be provided if requested.

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.

POLICE PHONE NUMBERS & WEB SITE

Life Threatening Emergencies ONLY: 911
Non-Emergencies: 444-7000
<http://www.springsgov.com/sectionindex.asp>

CONTACT NUMBERS

Z&R Property - Office: 594-0506, Fax: 594-0473
After hour's emergencies: 594-0506
AHCOA Board Members:
Elizabeth Machado: liz.machado@us.army.mil
Scott Christiansen: sccs1@q.com
Donna Winters: lurasmom@msn.com

Additional information on Autumn Heights, board meeting minutes, photos, newsletters, and covenants information can be found on the Autumn Heights

website: www.autumnheightshoa.com

PLEASE DO NOT SPEED

Reminder - the speed limit is 10MPH. We urgently request residents and guests adhere to the speed limit.

AUTUMN HEIGHTS FACTS

Did you know...

We have 3920 feet of fence surrounding our property?

The fence was repainted this summer but the cedar is in poor condition from the years of exposure to the weather and the cedar planking material is no longer readily available. There is a plan being created to address this issue.

You have also noticed the renewed streets. We thank you for your cooperation in completing this project and the inconvenience it caused. Also, new street signs were installed to help guests and emergency services locate your home.

Autumn Heights sits on 13 acres and our sprinkler system has 60 zones?

We are extremely pleased with our new landscaping company. Father and son, Ken and Anthony have done an excellent job of keeping our landscaping beautiful over this dry summer. They have worked tirelessly to bring our aging sprinklers up to date and done many repairs that had been neglected. The Board and Landscapers have identified several areas that will be changed to xeriscape landscaping this fall. Over time this will save on water and make struggling areas more attractive.

We will need to look at a long range plan to update our landscaping. Are there any volunteers to serve on a committee to study our landscape?

Our pool and clubhouse are available for you to host your family or group for a large event?

We are pleased with our maintenance crew and we updated the spa with new pumps as the old ones had ceased to work properly. Also, we added white window coverings to the windows of the clubhouse to bring the clubhouse in compliance with the Covenants and Restrictions for the community.