



Autumn Heights Condominium Owners Association Spring 2008 Newsletter



BOARD VACANCY SELECTION

Mr. Scott Christiansen has stepped forward and volunteered to fill the Board vacancy left vacant with the resignation and departure of Larry Pierce. This is an interim position until January 2009, at which time it will be open for vote at the 2009 Annual Home-owners Meeting.

Scott has spent most of his life in Colorado Springs. A graduate of Palmer High School he attended University of Colorado and Arizona State University. He has had a long career as a professional musician and is currently pursuing a new career as a high school music teacher at Mesa Ridge High School in the Widefield School District. Scott is glad to be of assistance to the Autumn Heights community

MAINTENANCE UPGRADES AND IMPROVEMENTS

The Board has been working with contractors and consultants on how best to move forward to maintain the quality of life within our Community at the same time preserve our property values. In the coming weeks several improvements will be made including repairs to and top sealing of the Community streets, repairs and painting of fences, continued stucco repairs, and improved lawn maintenance.

The Board selected "Greener Grass" as the new lawn maintenance company. The crew has set about to immediately identify problem areas as well perform spring clean up and summer lawn maintenance preparations. Improvements have already been noted. The Board requests residents not to submit personal requests to the lawn crew directly, but rather direct any issues to Property Manager, Linnea Mellinger via telephone or e-mail. The issue will quickly be reviewed or addressed for action.

We look forward to a good spring and summer of progress and we appreciate your patience while these improvements are being made.

PLEASE NOTIFY Z&R OF ANY PROPERTY ISSUES

The Board and property management continue to have monthly maintenance inspections of the Community common areas. Please inform Ms. Mellinger of appropriate property issues that need to be addressed so they may be reviewed during these inspections.

ANNUAL AHCOA GARAGE SALE

The Annual AHCOA garage sale is scheduled for **8:00am-12:00N, Saturday, May 17**. As in years' past, residents are welcome to participate in the sale for this day only. An ad will be put in the Cheyenne Edition and the Gazette the week prior to the sale. Signs directing prospective buyers will be posted the day before of the sale. Participants are invited to set up garage and driveway areas with items they would like to sell. Happy Selling!! *Please note only community-wide garage sales approved by the Board of Directors are allowed.*

TIME TO THINK ABOUT SPRING CLEANING

Spring is the perfect time of year to take a step back and observe how our homes look to others in the Community as well as prospective buyers or renters. A quick walk-around the area shows that the grounds and homes in general are in pretty good shape, but there are cosmetic maintenance solutions that need to be addressed by owners and residents. AHCOA covenants do not address some areas of cosmetic concerns. It is each homeowner's responsibility to ensure that the Community is appealing to those with whom we share the communal space. We urge all residents step outside and take a good look at how their home looks to their neighbors.

In preparation for spring and summer, owners and residents should be aware of the following rules:

- No charcoal grills allowed, including portable outside "fireplaces" and hibachis. Only electric or contained gas grills are permitted.
- No window air conditioners or outside "swamp coolers" allowed. Window fans that remain within the confines of the resident's home are allowed.
- Patio areas are not storage areas. Please use storage closets as provided. Please keep area neat.
- Noise control. Please be considerate of your neighbors when entertaining in the evening. Noise levels should be kept at acceptable levels. This is a family community and it is requested that language and behavior be respectful to all.

Take time to sweep off your patios, remove and/or replace dead flowers, holiday wreaths and plants, clean off the patio furniture and get ready to enjoy the lazy days of spring and summer in Colorado.

SUMMER IS COMING - POOL AND SPA OPENING

The AHCOA pool and spa are scheduled to open 9:00am, **Saturday, 26 May 2007** for the enjoyment of all



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residents of the Community and their accompanied guests. For new residents or owners who do not have keys to access the pool area, keys will be distributed 9-10am, Saturday, May 17 at the Clubhouse. Renters are required to bring a copy of the rental agreement in order to receive a key. If you are unable to pick up your key on May 17, contact Z&R Management to obtain one. No keys will be issued prior to May 17. Pool and spa regulations can be found on the AHCOA website, or provided by calling Z&R Management for a copy.

ANOTHER REMINDER - AHCOA COVENANTS

As discussed at the January Annual Meeting, all residents (owners and 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, have agreed to follow. Covenant violation letters will continue to be sent to those residents where messy patios and other violations are readily apparent.

PLEASE KEEP PET ON LEASH/CLEAN UP THEIR MESS

We wish to remind all residents that AHCOA covenants require all pets be kept on a leash when exercising within the Community. Pets are not allowed to run wild or be tethered for such purposes. In addition, pet owners are required to clean up after their pet immediately. This includes the pets of all visitors and guests. *For a complete list of the covenants, rules and regulations see the Autumn Heights website: www.autumnheightshoa.com.*

HOSPITALITY AND GOOD SAMARITAN GROUPS

Many members of our Hospitality Group have recently moved away or are unable to participate due to other activities. If you are interested in helping on the Welcome Committee or starting a Good Samaritan Group, please call Donna at 576-8227.

LADIES BUNCO - WANT TO PLAY?

If you are interested in resurrecting the Ladies BUNCO Club, please contact Donna at 576-8227 or at lurasmom@msn.com. If there is enough response, the

next no-host BUNCO will be scheduled for 6:30pm, Friday, May 16 at the Clubhouse.

EVENTS OF INTEREST FOR NEWSLETTER

If you have an event that you want to advertise in the upcoming newsletters, please send to Donna via below e-mail address.

MAY AHCOA BOARD MEETING

The next meeting is scheduled for 4:00pm, Thursday, May 8 at the Clubhouse. If you have an issue to discuss at the meeting, please contact Linnea at Z&R for addition to the agenda.

CONTACT NUMBERS

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

AHCOA Board Members:

Elizabeth Machado: liz.machado@us.army.mil

Scott Christiansen: scs1@q.com

Donna Winters: lurasmom@msn.com

Linnea Mellinger: Linnea@zandrmgmt.com

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

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

Wildlife Control (bears, small animals): **719-227-5200**

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.

THERE ARE CHILDREN, THE AGED, AND THE DISABLED IN OUR COMMUNITY

SPEED LIMIT IS 10 MPH

PLEASE SLOW DOWN!!!