

**Autumn Heights Condominium Owners Association (AHCOA)
2009 Fall Newsletter**

AHCOA Board Message

Your Board's desire to make a difference has taken us down several roads. Through a wide range of projects we are reinforcing our mission. Building foundations have been stabilized, crawl spaces have been dried, swales have been drained, garage doors have been installed and new committees have been organized. The Landscape Committee has done an outstanding job working with Greener Grass to improve our grounds. The Hospitality Committee had a great kickoff function during September. If you missed that function be sure and make the next one.

The time for the Board meetings has been changed to 6:00 PM on the 2nd Thursday of each month. This change was made in order to enable residents to attend meetings after the work day. We welcome all to attend.

Home owners – if you haven't sent in your ballot concerning the paint choices for the “Face lift” please do so. This is a critical decision that will have a lasting effect on Autumn Heights Townhomes.



A GREAT BIG THANK YOU FOR THE VOLUNTEERS WITHIN AUTUMN HEIGHTS

Over the last few months, in addition to the Committee Volunteers, residents have shown their appreciation for Autumn Heights by doing various tasks that would otherwise be an expense for the Association. A special thanks go to:

1. Diane DeBekker for taking the weekend to paint the Autumn Heights sign at the corner of Star Ranch Road and Broadmoor Bluffs.
2. Betty Howard and her family for clearing and cleaning beneath the tree that was trimmed in front of her house.
3. DonRe for clearing a large tree limb that was blown down and blocking his neighbor's driveway and a large part of the street.
4. Pat Beatty for keeping the Club House ready for our use.

A special thanks to all of our volunteers for keeping Autumn Heights Townhomes a great place to live.

Gatherings in the Community....



The “Autumn Heights Hospitality Committee” with volunteers Eileen Graham, Rosemarie Hall-Heyduk, Dee & Pat Beatty, Nell Grindstaff, Mike Flynn, Melissa Campen-Smith, and Mark Barabe planned and held their first neighborhood social event on September 18th; we had a great turnout and a good time was had by all. We enjoyed good food, good company and most of all “Mike Flynn's” famous Margaritas! Thank you to all who attended this social hour, and we are asking for everyone to please encourage your neighbors to come to our next event.

Our second neighborhood social event will be Autumn Heights “Thanksgiving Food Drive” and is planned for **Saturday, November 14th** to be held in our clubhouse from **4 to 8 PM**. We are asking our community to please bring non perishable food items to be donated to Care & Share and if you are unable to attend but would like to donate please do so by dropping off your items to the clubhouse on Wednesday, Thursday and Friday (November 11, 12, and 13th) between the hours of 3 – 5 PM as our goal is to raise over 500 lbs of food to help families in need in our Colorado Springs community. We are hoping to have 100% participation, no contribution is too small or big and your support is greatly appreciated. A flyer will be sent out soon but save the date to this fun event.

The Hospitality Committee will be planning a Christmas social to decorate a tree in the clubhouse, and Rosemarie Hall-Heyduk is the lead for this project. Rosemarie will have more information to share with everyone in the coming weeks on this event.

These events are a great way to meet and get to know your Autumn Heights neighbors so please consider attending our next Social Event on November 14th. We will enjoy appetizers, good company and guess who’s famous Margaritas! We would also appreciate the residents of our community to provide us with feedback on your ideas, suggestions or comments to help in making Autumn Heights a great community and a great place to live to egautumn@gmail.com.

Thank you all. *Autumn Heights Hospitality Committee*



UNDER THE (LEAFLESS) SHADE TREE

This is the time of the year when our shade trees are bare, the grass is dormant and all the green and growing plants have settled in for a rejuvenating rest. Ah, winter. But care and maintenance of our grounds continues, even while we hibernate with a cup of hot chocolate and a good book.

In the autumn, our lawn care company, *Greener Grass*, will be busy trimming shrubs, bushes, and tree branches away from our outside walls and roofs. This is part of the annual maintenance and shaping of our plants and is also in preparation for the "facelift" (painting) that will occur in the spring. You're likely to see *Greener Grass* around this winter scraping snow from our main thoroughfare, too. Just remember that residents are responsible for clearing snow from driveways and sidewalks.

We're excited about the gift of donated tree lights which will be strung by volunteers in the bare trees in the median at our main entrance. What a cheery feeling this will lend to our holiday preparations! Join us as we "flip the switch" at 5 p.m. on December 5.

Our landscape committee (Dona Harris, Jamie Ralston, Virginia Swanson, Stephanie Gerard, and Mary Ann Tabor) is busy devising a three-year landscape plan in consultation with arborists and lawn care experts. If you have suggestions, please notify either Dona or Mary Ann, who are usually around during the daytime, although retired people are never at home all the time! (smile) at 434-7713 or 226-9879.

Stay warm, be safe, and appreciate this time of year. There is beauty all around us. Even the bare branches of our shade tree are gracefully beautiful silhouetted against the winter sky. Enjoy.

Thank you all. *Autumn Heights Landscape Committee*



New Board Members

WE WELCOME GRACE LYNCH AND MELISSA CAMPEN-SMITH TO THE BOARD. THEY BRING EXCELLENT IDEAS, EXPERIENCE, ENTHUSIASM AND INSPIRATION TO THE BOARD. PLEASE COME TO OUR NEXT BOARD MEETING ON NOV. 12, 2009 AT 6:00 PM TO MEET YOUR NEW MEMBERS. WE WELCOME ALL TO COME AND JOIN US.

ANNUAL MEETING FOR 2010

THE ANNUAL MEETING WILL BE HELD ON SATURDAY, JANUARY 9, 2010 AT 10:00 AM AT THE CLUBHOUSE. PLAN TO COME 30 MINUTES EARLY FOR VISITING TIME WITH YOUR NEIGHBORS. WE'LL HAVE A CONTINENTAL BREAKFAST FOR ALL TO ENJOY. WE'RE HOPING FOR A LARGE CROWD AS WE WANT ALL RESIDENTS TO KNOW THE PLANS FOR OUR COMMUNITY FOR THE UPCOMING YEAR AND IT IS ANOTHER OPPORTUNITY FOR US TO GET TO KNOW EACH OTHER SO HOPE TO SEE YOU AT 9:30 FOR FOOD AND TALKS AND THEN STAY FOR THE MEETING WHICH WILL BEGIN AT 10:00. MOST IMPORTANT THERE WILL BE AN ELECTION FOR A DIRECTOR FOR THE BOARD. THE BOARD WILL HAVE THREE MEMBERS: PRESIDENT, VICE PRESIDENT, AND A DIRECTOR. GOING FORWARD, THE OFFICES OF SECRETARY AND TREASURER WILL BE HELD BY Z&R MANAGEMENT AS PROVIDED FOR IN OUR CONVENANTS.

HOLIDAY SEASON CLUBHOUSE RESERVATIONS

MAKE YOUR RESERVATIONS NOW TO ENSURE YOUR GATHERING WILL BE ON THE CLUBHOUSE CALENDAR FOR THE UPCOMING HOLIDAY SEASON. CALL Z&R MANAGEMENT AT 594-0506 TO PLACE YOUR NAME, ADDRESS, PHONE NUMBER AND EVENT ON THE LISTING. THERE IS NO CHARGE OF USE OF THE CLUBHOUSE FOR RESIDENTS, HOWEVER THERE IS A REFUNDABLE DEPOSIT REQUIRED. THE CARE OF THE CLUBHOUSE IS COVERED IN THE AGREEMENT Z&R WILL E-MAIL TO YOU. SO GET YOUR NAME ON THE LIST SOON AS THE CALENDAR FILLS RAPIDLY.

TRAVELS DURING THE HOLIDAYS

MANY OF US WILL BE TRAVELING DURING THE UPCOMING HOLIDAY SEASON SO REMEMBER TO NOTIFY A NEIGHBOR AND FRIEND OF YOUR ABSENCE. THIS WILL LET THOSE LIVING AROUND YOU KNOW YOU ARE GONE AND WILL ALERT THEM TO WATCH YOUR HOME FOR ANYTHING UNUSUAL THAT MIGHT HAPPEN. BE SURE AND KEEP YOUR THERMOSTAT SET ABOVE 60 DEGREES AND PROTECT YOU KITCHEN PLUMBING BY LEAVING THE CABINET DOORS OPEN.

THANKS AND HAPPY HOLIDAYS FROM YOUR BOARD

GRACE LYNCH
MELISSA CAMPEN-SMITH
JERRY RALSTON
DOC HARRIS