



2009 ANNUAL AHCOA MEETING

9:30 AM, Saturday, January 10, 2009

The Annual AHCOA Community Meeting will be held at 9:30-11:00AM, Saturday, January 10, 2009 in the AHCOA Clubhouse. This is an important meeting as a vacant Board position 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. To make the early meeting a bit more bearable, coffee, tea, juice and donuts will be served. Again, we urge all owners and residents to attend. *However, only owners may participate in the voting and decision making process.*

GOOD-BYE TO ELIZABETH MACHADO

On December 1 AHCOA President Elizabeth Machado resigned her position in order to relocate during the re-deployment of her husband. We thank Ms. Machado for volunteering on the Board and wish her well in her new endeavors. Mr. Doc Harris has accepted to fill the vacancy for the remainder of Ms. Machado's term. We thank Mr. Harris for volunteering to help the Community.

HELP THE AUTUMN HEIGHTS COMMUNITY, VOLUNTEERS NEEDED

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.

PLEASE DO NOT HANG ARTICLES ON BUILDING TRIM

There seems to be some confusion regarding hanging plants or decorations on hooks, hangers or nails that are on the trim of the buildings (which may have been there prior to purchase or residency). No items are to be permanently attached to the stucco or trim of the building structures, and as such no items are to be hung from the building, including decorations, plants, windsocks, etc. The Board has sent violation letters to those in violation to the covenants and will continue to follow-up on this issue to ensure compliance across the Community. We appreciate your cooperation with this issue.

CLUBHOUSE RESERVATION AND USE

The AHCOA Clubhouse is used extensively during the Holiday period. Reservations are to be made through Z&R Management 594-0506. Although there is no cost to residents (owners and renters) 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.**

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



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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 personal contact 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

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 front/garage light globes if necessary.

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.

CONTACT NUMBERS

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

AHCOA Board Members:

President: Doc Harris dharrisv@comcast.net

Treasurer: Scott Christiansen, scs1@q.com

Secretary: Donna Winters, lurasmom@msn.com

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

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

For maintenance and covenant issues:

call Z&R **594-0506**

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