

Autumn Heights Condominium Owners Association (AHCOA)  
2010 Summer Newsletter



Taking a Little Shelter Under the Shade Tree

It's raining as I write this, and I've noticed that the pot of flowers I purchased a couple of weeks ago is somewhat sheltered by the tree outside my front door. I love that tree. I often think of it as "mine," although I know it isn't. After all, none of us "own" our landscape: Yet together, as the Autumn Heights Homeowner's Association, we all share in the total panorama of our area.

In the springtime, the trees by the front entrance beguiled me with their delicate blossoms. Gazing on them, I knew it was spring, regardless of the temperature. And the stately pines, shaken by the strong winds we've had of late, scattered their pinecones everywhere so that we could all marvel at the wonder of them. Do you remember being a child and staring intently at the pinecones imagining where the seeds were? I thought they were a wondrous mystery.

The landscape committee has begun to implement our three-year landscape plan. In the coming weeks, you'll see perennial flowers being planted near the main and secondary entrances, and you'll notice some tree stumps being removed. The primary activity for Autumn Heights this year will be the beginning of the massive painting project; so new landscaping will take a secondary position for a while. But know that our professional grounds-keeping operation will be in high gear with mowing, weeding, trimming, and maintaining the irrigation schedule to keep our home beautiful.

This is the time of the year when we can walk around our property and enjoy the leafy trees. We can admire the interplay of bushes and rocks and breathe in the scent of newly mown grass. And while you're strolling around the grounds, I invite you to take a little shelter under a shade tree and pass the time of day with your neighbors. It's nice to get reacquainted again after the isolating winter.

For the landscape committee,  
Mary Ann Tabor, Chair  
[matabor@Q.com](mailto:matabor@Q.com)

Other Members: Nell Grindstaff, Jamie Ralston, Virginia and Eric Swanson  
Dona Harris and Grace Lynch, honorary members and Jerry Ralston, Board liaison

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The painting of the buildings has started. Thank you to all the owners who gave their vote for the final paint color for the community. The final votes came out with Scheme 1 having 42 votes and Scheme 2 with 49 votes. There was much prep in prior months getting things ready for the paint. There was a considerable amount of trim replaced, wood was secured, several areas of stucco that needed to be repaired and gutters and downspouts replaced.

\*\*\*\*Thank you to those who were on the paint committee and helped choose another color that would look good for the community and in distributing them to owners in the community and getting one-on-one feedback. Your hard work was greatly appreciated. \*\*\*\*



Autumn Heights is a great community to live in, 13 acres of land, with an abundant amount of trees and grass creating a serene feel to the community. It helps that the community is a covenant protected community and many of the homeowners who purchased bought into the community for these two reasons. Do you know of anyone who is new to the community? If so, extend a hand and connect with them, it could be that they are not aware of the Covenants and Rules and Regulations and guiding them to the HOA website; [www.autumnheightshoa.com](http://www.autumnheightshoa.com) would help them to familiarize themselves with the Covenants and Rules.

### Sharing A Common Thread



Some refer to it as needlework. Some call it simply "hand work." Betty Howard calls it fun. Do you knit or crochet? Do you do embroidery or counted cross-stitch? Maybe you hook rugs or weave fabric on a handloom? If you enjoy any of these activities or others with that common thread and would love to have company while you work, call Betty

Howard. She would like to form a group with other needlecrafters and will host the first meeting at her home on Saturday, July 3, at 1 p.m. at 4230-C Autumn Heights Drive. Look for the big pine tree in the front. You may also call Betty at 531-6315 or email her at [BGHOWARD@aol.com](mailto:BGHOWARD@aol.com) to be a part of this group engaging in crafts and companionable conversation.

### Covenants Education Corner

#### Article VII: Use Restrictions Section 7.3 Common Elements:

"The Common Elements shall be used for the furnishing of services and facilities for which the same are reasonably intended and for the enjoyment of the Owners, their families, tenants and Guests. The common elements including without limitation all improvements and landscaping thereon, shall not be altered, constructed upon or removed except upon the consent of the Board."



Please ensure that you get approval for air conditioners, garage doors, additional landscaping. Please also take the time to review the exterior of your home and keep patios and entries clean. Please Note: Window Air Conditioners that hang out of the window are not allowed. Air conditioners that are inside and flush to the window are approved. Thank you!

Linnea Mellinger  
Property Manager

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**Thank you;** to all who are paying attention to the parking and not abusing the overflow spaces. Please ensure that you use your garage first, then driveway and as a last resort the overflow parking. Please reference the rules and regulations if you have any doubts on what is allowed in the Autumn Heights Community.

THE AUTUMN HEIGHTS CLUBHOUSE USE and RESERVATIONS: Don't forget that the Clubhouse is available to Residents to Reserve get together's with friends, family etc. There is a refundable deposit of \$150 and Reservations can be made directly to Melissa Campen at [smithcampmm@gmail.com](mailto:smithcampmm@gmail.com) or by calling Z&R Property Management @ 594-0506. Melissa will get your deposit and give you a key and inspect the clubhouse after the party. Additionally, there is a grill that can be used for your social

**Property Walk Thru:** On a monthly basis the property manager walks the property and notes any violations that are seen at that time. Board members also review and report violations as they see necessary. It is the Property Manager's and Board's desire to correct any infractions seen in a timely manner. Unfortunately, not all violations will be seen during the monthly walk around the property so if you see an infraction of the Covenants please let us know and we get things in motion to correct the violation. Please note that there have been many dog violations in the last three months and the Board has had several hearings on either oversized dogs or too many dogs. All of these have been reviewed and acted on.



*A SPECIAL THANKS TO OWNERS IN THE COMMUNITY*



**Thank you, Larry Pierce for taking care of the plugged toilet in the clubhouse. Thank you Donna Winters for seeing items that needed attended to such as tree limbs in the road and Clubhouse Trash being taken care of when it needed to be brought down. To other homeowners who take steps to show pride in the community, thank you as well.**

Please note: There is a correction that needs to be brought to your attention. In the winter newsletter it was stated that the carbon monoxide detectors need to be placed in the garage near the furnace. Carbon monoxide detectors are to be INSTALLED WITHIN FIFTEEN FEET OF THE ENTRANCE TO EACH ROOM LAWFULLY USED FOR SLEEPING PURPOSES. **38-45-103. Carbon monoxide alarms in multi-family dwellings - rules.**



**LOOK FOR UPCOMING COMMUNITY GET TOGETHERS NOTICES!** The last Community get together after the pool was opened was a great success and other events are being planned.



THE BOARD OF DIRECTORS AND PROPERTY MANAGER WISH YOU ALL A VERY HAPPY 4TH OF JULY and THANK YOU TO ALL THE MILITARY FAMILIES IN OUR COMMUNITY FOR SERVING OUR COUNTRY!!!