

Autumn Heights Condominium Owners Association (AHCOA)
2010 Winter Newsletter



UNDER THE (SNOW-COVERED) SHADE TREE

Well, here we are living in our own little snow-globe world. Just as I'm tilting my face to the sunshine, someone "shakes up the globe," and it snows again.

I have to keep reminding myself that this is a natural phenomenon that is actually necessary for the good health of outdoor plants and trees. They lie dormant, in a resting state, gathering the energy and nutrients they need to burst forth with new growth in the spring.

We humans often forget the restorative benefits of rest. Too many times, we try to push through the feeling of tiredness to accomplish one more task for the day. We can learn from nature and rest for our own good health. And what better time to snooze on the couch on a Sunday afternoon than on a snowy winter day in February or March (our snowiest month, by the way).

We on the landscape committee are snuggling in for those mid-winter naps in preparation for a busy spring when we'll be working with our contracted land-landscape professionals to begin our three-year plan for grounds renewal. Nell Grindstaff, Jamie Ralston, Virginia Swanson, and I—along with Dona Harris and Grace Lynch, who serve as emeritus members—make up the landscape committee. You may certainly contact us individually or through the Board.

Stay warm, be safe, and enjoy a mid-winter rest. The beauty all around us is there, even in our snow-globe world.

Mary Ann Tabor
matabor@Q.com

Your New Board Members for 2010....

At the Annual Meeting Melissa Campen was elected to be on the Board for a 3 year term. It was determined after the Annual Meeting to have Doc Harris to be Board President, Jerry Ralston to be Vice President and Melissa Campen to be Director at Large. Thank you for volunteering your time to manage the business of the Association. It is not an easy task to take on and the homeowners, I am sure, appreciate all you do!! From Z&R Property Manager, Linnea Mellinger

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The Board President presented to the homeowners at the annual meeting a mission statement that the 2009 Board put it in place. This mission statement will help define for the Board and Autumn Heights homeowners/residents the purpose of the Autumn Heights COA.

MISSION STATEMENT

The Mission of The Autumn Heights Townhomes Board is to provide a pleasant, safe, community oriented environment for all residents. Where all live within the covenants and rules and regulations of Autumn Heights Townhomes.

Objectives:

1. Keep Property Values Competitive by Maintaining:
 - a. Building Structural Integrity
 - b. Appearance of Buildings
 - c. Streets
 - d. Fence
2. Maintain and Improve Appearance of Green Space by:
 - a. Hiring Landscape Company
 - b. Keeping an Active Landscape Committee
3. Provide for Social Gatherings by:
 - a. Having an Involved Hospitality Committee
 - b. Maintain Club House/Swimming Pool area for Resident Use
 - c. Neighbor Knowing Neighbor Provides Safety
4. All Residents comply with Covenants & Rules & Regulations by:
 - a. Insuring all residents are aware of and know the Covenants and Rules & Regulations
 - b. Insure that the Autumn Heights Townhomes Covenants and Rules & Regulations comply with State and Federal Laws.

GET TOGETHER -- KEEP THE DATE...

The Hospitality Committee has scheduled the following up and coming events for all residents:

- St. Patrick's Day Bunko Party on **March 12th** Bunko Party at the clubhouse, join in on the fun, cornbeef sandwiches and irish brew, starts at 6pm for food and 7pm for Bunko
April 24--Community Garage Sale and Clubhouse Bazarre 8am-1pm
May 22--Pool party and BBQ at Clubhouse

Please Remember:

All residents and guests must pick up after their dog. Pet restriction and rules regarding pet waste will be strictly enforced and upheld. It has been noticed that some residents are not picking up after their dog. Further violation can result in charging individual accounts for not picking up dog waste, due to the fact that HOA incurs additional charges from the landscaping company when they have to clean up while maintaining the property. Areas that dog waste has been noted are behind buildings 420,360, 4070. Please take the time and consideration for your neighbors to clean up your dog's waste. Thank you.

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Water Problems

For those of you that missed the annual meeting on January 9th, I gave a presentation on what is happening with the water problems and our buildings. As many of you know, last summer was the wettest that Colorado has had for many years, along with the fact that our buildings are on expansive clay, you may imagine that we have had some problems. When Doc and I met with the engineers, we found that the buildings were designed to deal with the expansive clay: the foundations were designed so that there would be minimal movement if the clay started to swell and the structures were designed to withstand the movement. Unfortunately, with last year's very wet summer, we have developed some drainage problems. Some buildings have appeared to lift (note the word lift, not move sideways.) We are having engineers monitor this movement.

We ask that if you see **cracking in your floors or walls**, please let the COA know. Any drywall cracks are most likely cosmetic, as opposed to structural, but we need to know as soon as possible. Please let us know if your **down spouts or sump pumps let water drain back toward the buildings**.

We now know that the French Drain System for one building was not properly installed. The COA has repaired the problem. The COA needs to know as soon as possible if there is a **moisture problem** in your unit, so it can be investigated and taken care of. We are now addressing these problems as they are brought to our attention.

With Kind Regards,

Jerry Ralston
Vice President
Autumn Heights COA

YOUR HOA INSURANCE PROVIDER IS REQUESTING:

The HOA insurance provider reviewed the property and requested that two items be brought to the homeowner's attention to do. One is to install carbon monoxide detectors in the garage near the furnace. By law all rental units are to have carbon monoxide detectors. The second item is making sure that homeowners are doing regular cleanings of their fireplaces. If you do not have a carbon monoxide detector and you have not cleaned your chimney please take the precautions that the insurance company is asking each of you to take. This is not only for the safety of each individual unit, but also for the protection of the entire community. Thank You.

Covenants Education Corner

Article XII: Maintenance and Repair Section 12.3 Repair Work by the Association:

"It shall be the responsibility of each Owner to promptly report to the Association any defect or need for repairs which would be the responsibility of the Association."

Z&R Property

Management has front desk personnel that handle all incoming calls and can handle all HOA work orders. Typical work orders that they can put in are: roof Leaks; gutter cleaning & reattachment, reinstall; Sprinkler repairs; landscaping issues: broken limbs, dying lawn; lights out at front entrances, ice problems, reattach cedar siding, pool problems etc. Anything that is questionable they will forward to Linnea for review.

Please Consider Using *Ice Melt Product for Concrete Areas: **Winter Storm®
Mag Chloride***

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Autumn Heights Exterior Painting Project Update

At the annual AHCOA meeting held in January, many owner's expressed concerns regarding the color combinations presented to them at an earlier date.

As a result, the Board of Directors agreed to an "ad hoc" owner's paint committee. They also made a change to the current color combination that received the most votes.

The objective for the "paint committee" is to determine another option to present to the Board based on the homeowners input. The Committee will canvass the neighborhood (or mail the non-owner occupied homes) with samples of the color combinations developed by the committee. Then make a recommendation to the Board of Directors at the April 13, 2010 board meeting.

The committee has met and agreed upon three different color combinations, one of which includes leaving the colors as they are. Due to some delays in getting the samples, the Board of Directors has agreed to allow the committee more time to complete these tasks.

The committee is hoping to receive the samples by the end of February and will then begin the process of getting your feedback. Once the information is complete we will then present the findings to the Board of Directors.

In turn ALL owners will be asked to vote between the two final colors.

It is very important that all of us take the time to:

- 1. Vote on the choices presented by the paint committee**
- 2. Vote for the final colors that will be mailed to you sometime in April/Early May.**

If you have any questions, please contact Jamie Ralston jamieralston@gazette.com or Carol Pierce carol.pierce1125@gmail.com.

On behalf of the entire committee, thank you for voting on this very important issue.

From Linnea Mellinger, HOA Property Manager:

I want to thank all the homeowners who came to the Annual Meeting. The Annual meeting is a great way to connect with the Board, the management company and to hear the review of the HOA business and new business the Board will be handling in the New Year. Those of you who were not able to attend can go to the Autumn Heights website, www.autumnheightshoa.com and review the PowerPoint presentation for a quick overview of 2009 HOA business. Please also note that the regular Board meetings are now being held on the second Tuesday of every month at 6:00 p.m. at the HOA Clubhouse. If you have questions, concerns or need to submit an ACC request for the Board to review I am available through email Linnea@zandrmgmt.com or at the office 594-0506.

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???Selling your home???

In this economy it is tough to sell your home for the price that you bought it. Tips to help:

1. Give your condo a fresh paint job.
2. Upgrade your appliances then leave them behind.
3. Style your condo for the market you want to target.
4. Add incentives if you're asking price is met. Incentives you can offer include adding a 1-year condo warranty, pre-paying the owner's association fees, paying [insurance](#) costs for 1 year, offering a weekend getaway to an attractive location, or offering to pay the buyer's closing costs.
5. Cut out the agent and sell the property yourself. With websites such as [forsalebyowner.com](#), you are able to make your unit available to thousands on a daily basis without the help of a realtor.
6. Upgrade your home by putting in new windows and new garage door. ***All owners can benefit from the energy efficient products that are out on the market. If updating windows, garage doors, screen doors...submit your ACC request today for new windows and garage doors. ***

Please note **top 5 items** came from http://www.ehow.com/how_5911157_sell-condo-lost-value.html.

Please note: **Item 6:** is something that all homeowners whether selling or not can benefit from especially if you have the old wood frame windows that are not energy efficient and you could be losing money on utilities. The new garage doors seal the garage and homeowners who have the new garage doors are happy with how they operate and how the garage is keeping more heat in.

NEW BUSINESSES OPEN IN YOUR AREA

**For All Your Packing and Shipping Needs Consider Doing Business
with the**

**UPS STORE located at
445 E. Mountain Blvd. Ste C
(719) 576-2880**

G'Day PetcareCare

**-Quality Dog & Cat Foods with FREE Home Delivery
- Pet Care: Pet Sitting, Dog Walking & Pet-Waste Cleanup
- Home Care**

(719) 362-3340/ Email: csprings@gdaypetcare.com/www.gdaypetcare.com