



THE MISSION OF THE AH HOA BOARD IS TO PROVIDE A PLEASANT, SAFE, COMMUNITY-ORIENTED ENVIRONMENT FOR ALL RESIDENTS

**Property Managed By:**

Z & R. Property Management

Kerry Cantrell

Phone: (719) 594-0506

Fax: (719) 594-0473

kerry@zandrmgmt.com

**Board of Directors**

President

Rosemarie Hall-Heyduk

autumnheightspres@gmail.com

Vice President

Patsy Suttles

autumnheightsvp@gmail.com

Director/Treasurer

Pat Beatty

autumnheightssec@gmail.com

- ☆ Colorado Springs Security (719) 638-6720
- ☆ NON-emergency Police (719) 444-7000
- ☆ EMERGENCY 911
- ☆ Viper Towing (719) 209-5220

Autumn Heights is a

**COVENANT CONTROLLED COMMUNITY**

**EVERY** resident, owner or renter, is obligated to comply with **all** covenants (rules and regulations).

Access to the covenants is available on the website:

[www.autumnheightshoa.com](http://www.autumnheightshoa.com)

If in doubt, check with Kerry at Z&R or a Board member.

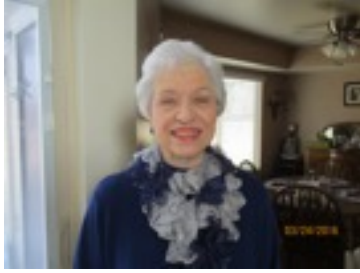
**FROM THE BOARD**

Please note the **Board changes** to the left. Doc Harris resigned from the Board and issued this statement: *“I have recently retired from the Autumn Heights Board and wish those members and all of Autumn Heights the very best. Dona and I intend to remain living here but I am choosing to wind down and enjoy some more relaxing times. Thanks for your support during the past 8 years and I will look forward to seeing you often.”*

In accordance with the Autumn Heights bylaws, Patsy Suttles was appointed by the Board to fill the remainder of Doc’s term as vice-president. Get acquainted with Patsy in the *“Who’s Who in the Community...”* column on page 2 of this newsletter. Welcome to the Board, Patsy, and thank you for your willingness to serve.

Your Board members have set up **new email** accounts that are dedicated solely for Autumn Heights communication. Feel free to contact Board members with any thoughts, concerns, or suggestions you may have. Your Board is dedicated to serving this community and all of its residents.

*continued on page 3*



**WHO'S WHO IN THE  
COMMUNITY...**

**Patsy Suttles**

Patsy graduated from The University of Houston with a degree in Business and worked in various administrative positions in the aircraft, restaurant, and energy industries for over 50 years, the last 35 in Houston as a litigation paralegal for a large oil service corporation. After retiring in 2013, she relocated to Colorado Springs to be nearer her son, Stephen, and his family, including grandson Cody, a freshman at CMHS. Patsy often sings the praises of Colorado Springs and considers herself blessed to have purchased her condo in Autumn Heights. She is committed to doing all she can as a Board member to maintain/improve property values and to facilitate safety and the highest possible quality of life for Autumn Heights' residents. Patsy's favorite thing about AH is her neighbors and the people living in our community.

**COMMUNITY ACTIVITIES**

**BOOK CLUB** by Mickey Booth

The Book Club still meets the **second Thursday** of the month. Our **April 14** selection is "All Dressed in White" by Mary Higgins Clark. The May 12 selection is "The Astronauts' Wives Club". After that we will take a summer break and resume meeting September 8.

**BUNCO/CARD NIGHT** by Patsy Suttles

Please contact Patsy if you are interested in playing BUNCO or, if not enough bunco players, just playing some cards for the evening. If there is enough interest we will reserve the Clubhouse for a once a month get-together as in the past. Phone: 719 209-8117  
Email: pksuttles@gmail.com

**MOVIE NIGHT**

Movie Night is the **3rd Thursday** of each month at 7:00 P.M. Come to the Clubhouse, enjoy snacks (provided) and relax with friends as you enjoy a movie. Call Jean Rocco at 719 527-9258 if you have questions.

**ANNUAL SPRING YARD SALE AND CLEAN-UP**

Our annual SPRING YARD SALE is scheduled for Saturday 4 June from 8:00 am to 1:00 pm. This is a great opportunity to change 'former treasures into cash'. Residents can use their driveways and garages to display their items for sale. We usually have lots of potential buyers. If you have items you would like to 'give away' but do not want to sell yourself, feel free to bring them to the AH Clubhouse where volunteers will get these donations ready for the sale. Proceeds from Clubhouse sales will be used to supplement community activities. Drop-off times are Thursday and Friday 2 and 3 June, from 5:00 to 7:00 pm.

In conjunction with our YARD SALE, we also will provide a large **dumpster** which will be set up across from the Clubhouse, for any items you want to discard. The dumpster will be delivered by Waste Management on Friday 3 June and will be picked up on Monday 6 June. This is a great opportunity to get rid of unwanted large and small items at no cost to you.

*continued from page 1*

### **Priorities for 2016**

It is the commitment of this Board to continue working within the financial limits set by the monthly HOA dues and continue to keep them at the present level. While doing so, here is a list of priorities, projects and improvements for this year:

The **concrete work** at the North entrance to Autumn Heights has been completed. After years of continuous and temporary damage repair without lasting success and multiple requests to the City of Colorado Springs to fix the problem (it is the City's responsibility), the Board decided last year to get the repairs completed according to required standards and then send the bill to the City (no guarantees of reimbursement, but we will try). After over 2 weeks, the project was completed and should provide a 'permanent' solution. Thank you to all residents for your patience during this time of being inconvenienced by having only one entrance and exit to the complex.

**Asphalt and pothole** repairs will be scheduled as soon as weather permits and after the last spring storm. We hope to get another couple of years of use out of the existing road surfaces before undertaking the major project of resurfacing. In the meantime we will continue to put aside money for the repairs. The goal is to have all or most of the project cost covered before we start.

**Landscaping:** a large number of shrubs and bushes, as well as about half-dozen trees, will be delivered as replacements from the original contractor for the Phase I project. The replacements are for plants that did not survive that first winter (2014/2015). Greener Grass, our lawn maintenance company, will plant these replacements mid-to-late May, after the last frost.

### **FITNESS CENTER....**

The Clubhouse Fitness Center has been 'upgraded' with a new treadmill! You will find weights, resistance equipment, elliptical bikes, and an exercise bicycle, as well as the new treadmill, for your use. The Fitness Center can be accessed through its own door (to the left of the entrance door into the Clubhouse) with the same key that opens the pool and door to the bathrooms and sauna.

The Fitness Center is open for residents' use daily from 6:00 am to 12 midnight.

Please be courteous and wipe down the equipment after each use. Let's all be responsible for keeping this area clean.

### **Major Future Projects**

The Board has identified two major projects for the next few years: **resurfacing the roads** in AH and **replacing the worn wooden fencing** around the complex. Money is being set aside on a regular basis for both projects. Most likely, however, the fence replacement will have to be completed in different stages over 2-3 years to avoid having to increase dues, requiring paying a special assessment or taking out a loan. In the meantime, we will continue to keep up the fence maintenance as needed.

**FYI**

WASTE MANAGEMENT website

[www.wm.com](http://www.wm.com)

## AUTUMN HEIGHTS NEWSLETTER    APRIL 2016

The HOA Board, along with our committee chairpersons and residents welcome our new owners and renters to our community. As we all know, Autumn Heights is a **covenant-controlled community** and all of us are held to covenants, rules and regulations (which can be found on the Autumn Heights website).

To help ensure that all of us feel safe and that our community continues to be a good place to live, here are some **DOs and DON'Ts** that will continue to make life here enjoyable:

**DO** park your vehicle in your garage and/or in your driveway.

**DON'T** park your vehicle in the fire lane EVER! Loading and unloading with your emergency flashers on is permitted. Contractors easily available to move their vehicles, fire, police and other emergency vehicles are permitted.

**DO** pick up after your dog and **DO** keep your dog on a leash at all times.

**DON'T** tether or tie your pet on a leash or chain on your patio unless you are outside with your pet.

**DO** put your trash out the **morning of** trash day, which is every Wednesday unless there is a holiday during the week, at which time trash pick-up is scheduled for Thursday.

**DO** be considerate of your neighbors and keep noise levels down, especially late in the evening.

**DO** be aware of your speed as you drive throughout our community. We have several children at play and people walking their pets.

**DO** feel free to beautify your patio with container plants. You may also select bushes from a list of approved shrubs and other plants native to the area to plant in the limited common area around your patio. For the list of plants, see page 6 of this newsletter. The required approval letter may be obtained from Z and R.

**DO** enjoy our trees and landscape, but **DON'T** climb or allow your children or guests to climb our trees.

**DO** enjoy our wildlife, but **DON'T** feed any wild animals, including deer, raccoons, squirrels, foxes, birds, etc. This is not only an Autumn Heights rule but a State law.

**DO** ensure that any vehicles parked outside are locked and valuables are out of sight.

**DO** close your garage door when you leave your home. This is a safe community and we do have a neighborhood watch program, however, "Opportunity makes thieves".

**DON'T** use window air conditioners which are set up outside a window of your unit. You are welcome to use indoor air-conditioning units with the exhaust hose extending to your window screen; however, it cannot protrude out the window.

**DO** pick up your cigarette butts and **DON'T** discard them on the road or the grass. **Fire danger is real!**

**DON'T** use the common areas directly behind residences to walk your pet (there are no pet paths). Doing so becomes an invasion of privacy. **DO** walk your pet in front of residences along the side of the street.

## SWIMMING POOL and HOT TUB

Some of the perks of living in Autumn Heights include our pool and hot tub. With summer approaching, the pool and hot tub will be cleaned and will be ready for use (depending on the weather) around Memorial Day weekend. The pool and hot tub are open from 9:00 am until 10:00 pm. Appropriate bathing attire has to be worn at all times and infants have to wear swim diapers while in the pool. We DO NOT have a lifeguard on duty and parents are required to supervise their children at all times. Glass containers are NOT allowed in the pool area at any time. Please familiarize yourself with posted pool and hot tub rules. These rules may also be accessed on our website.

At the time of printing, a **POOL OPENING PARTY** has been scheduled for the second weekend in **June... Saturday the 11th**, from 4:00 to 6:00. Food and non-alcoholic beverages will be provided. It will be fun visiting with your AH neighbors.

### Autumn Heights Board Meetings and Coffee with the Board

The monthly HOA Board meetings are held at the AH Clubhouse on the 3rd Monday of every month at 3:00 pm. All interested residents are welcome and encouraged to attend.

In addition, the Board members will continue the quarterly 'Coffee With the Board' on 14 May, 13 August and 18 November from 9:00 - 10:00 am. Coffee and refreshments will be served.

In addition to these times, which give residents opportunities to talk directly to Board members, bring up suggestions or concerns, and discuss planned improvements, projects or repairs, the members of the Board and Kerry Cantrell, our property manager from Z&R, are also available by email.

#### YOUR OPINION MATTERS

Watch your mail for a Board generated SURVEY! Before we undertake a major project we want your feedback. Please read, ask questions if there is something you're not sure of, and return the survey in the self-addressed, stamped envelope provided. Your prompt response will be greatly appreciated and will determine the next step the Board takes. Thank you.

#### Spring has sprung

and a gentle reminder is in order:

the use of a **CHARCOAL GRILL**

is **never allowed** on patios, in

common areas, or anywhere on the property.

Gas grills are acceptable.

**APPROVED SHRUBS AND GRASSES**

FOR OWNER INSTALLS

**Evergreen Shrubs**

Dwarf Mugho Pine

Nest Spruce

**Deciduous Shrubs**

Austrian Copper Rose

Sea Foam Rose

Arrowhead Viburnum

Fruit-bearing Cranberry Viburnum

Blue Mist Spirea

Common Lilac

Gold Drop Potentilla

Russian Sage

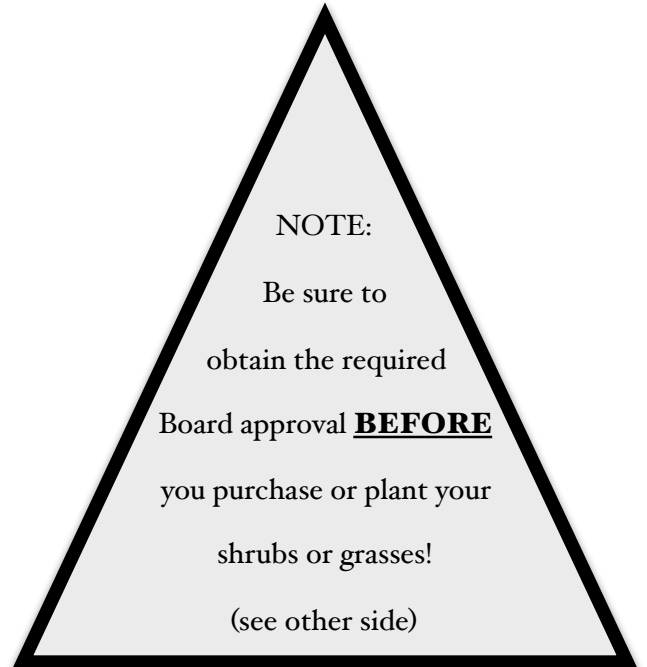
Cutleaf Golden Elder

**Ornamental Grasses**

Feather Reed Grass

Blue Fescue Grass

Maiden Grass



*Purchasing and planting shrubs or grasses by residents for their common area is strictly voluntary. No resident is required to take this action.*

*Thanks to all residents of Autumn Heights for keeping Autumn Heights*



**RESERVE THE DATE:**

**TUESDAY, AUGUST 2, 2016**

**NATIONAL NIGHT OUT**



Visit us at: [www.autumnheightshoa.com](http://www.autumnheightshoa.com)