

AUTUMN HEIGHTS NEWS

SPONSORED BY THE AHCOA



THE MISSION OF THE AHCOA BOARD IS TO PROVIDE A PLEASANT, SAFE COMMUNITY ORIENTED ENVIRONMENT FOR ALL RESIDENTS.

AUGUST 2012

Notes from the Board:

My how time does fly.....

Linnea Mellinger, our management company representative since 2007, will be moving on. During the time Linnea has been associated with Autumn Heights, we have had several positive changes and also weathered several challenges successfully. Our landscaping has improved overall, trees are healthy and the grass is green thanks to Linnea working closely with Greener Grass. During these last 5 years, the present and previous boards have worked with Linnea and different contractors to begin taking care of long-term issues which have and will continue to creep up as by-products of being a "mature community". Erosion is being contained as much as possible by adding boulders, rocks and retaining walls, streets have been repaired, regular maintenance has been performed and about 50% of our buildings have been painted to date.

Our day to day operations have been running relatively smooth, due in large part of the work Linnea has done with the contractors, walking the property, checking up on contract work performed and being available almost 7 days a week. While we will miss Linnea, we understand that she will be an asset anywhere she goes and we wish her all the best and God's blessing in her new endeavor with Steven Ministries. Thanks so much for your work with Autumn Heights.

Welcome Kerry....

Kerry Cantrell, our new property management representative, will officially take over in the near future. Kerry has lots of experience in property management. We look forward to a very productive and close working relationship. Welcome Kerry!!

Thank You!! Thank You!! Thank You!! Thank You!!

It is wonderful to see residents work together to get things accomplished and to help beautify our community. A great big thank you to Larry Potter, Melissa Campen-Smith and Don Smith for cleaning away dead and dying juniper trees and bushes around the pool entrance. This was necessary because of some unexpected wildlife visitors. If you have not heard the BEAR STORY ask Melissa when you see her. The trio's hard work has made the area safer, easier access to the pool and the area looks great.

Another thanks to Doc and Dona Harris for putting up all the flags around the Clubhouse over 4th of July. It looked absolutely wonderful!!

Last but not least, thanks to Father David for donating another propane grill to the HOA. It will be put to good use.

Property Managed By:

Z & R Property Management.

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Colorado Springs Security Services

Dispatch Phone Number:

719-638-6720

Pool and Fitness Center Keys.....

The pool and fitness center have been rekeyed and most of the new keys have been issued. If you have not yet picked up your keys, please email Rosemarie at rhallheyduk@yahoo.com. If you are the owner of your unit, we ask that you provide identification when you pick up the key and if you are a renter, please have your owner fax the written authorization to Z & R that they received by mail in July. The next date scheduled for key distribution is: August 18 from 9:30 – 10:30 am at the Clubhouse.

Flooding.....Several homes were flooded as a result of the rain we had on Monday July 30th. The problems were multiple, including gutter and downspout issues, insufficient grading and erosion of sand and soil from previous rainstorms as well as water coming off Star Ranch Road. The Board and Z&R are working closely with contractors to rectify the problems.

.....Update on Painting.....

Three additional buildings, 4070, 4090 and 4120 have been painted and contribute to the community's improved look. This will leave 13 buildings to be painted and 13 buildings plus the clubhouse completed. The Board is considering several options regarding this process. We started in 2010 and initial plans were to complete the process over several years. Based on the request of a number of homeowners, the Board then considered a loan to complete the painting all at once and left few stones unturned. However, due to the economy and federal loan guidelines, it has been impossible to secure a loan. Other options under consideration include continuing the process building by building with a possible completion date several years down the road or a special assessment to complete the painting project in 2013. Please watch for additional information.

In Linnea's Words.....Looking Back on the time she has worked with AHCOA!!

WOW! It is hard to believe over half a year has gone by already! In looking back at when I first came on to work alongside the Board of Directors at Autumn Heights in 2007 I have to say I am proud to have worked among some good, energetic, "head in the game" board members and homeowners. It is never easy for board members—it is a job that can consume one, but it is done because people are dedicated to their HOA.

The Autumn Heights community has had many successes and has met the challenges presented in a professional and thoughtful manner. The utilization of committees in the community have helped the Board of Directors make many solid decisions to ensure the property values remain up and the community continues to be a place people want to live. In any community of this size and age, there are challenges.

While there is still much to be done it is reassuring to see homeowners volunteer to be a board member and serve their community. Remember January 2013 is just 6 months away, so consider being an asset to your community. With that said just as board members pass on the baton, I too am soon doing the same. I am moving into a different direction in life and will be pursuing Stephen Ministries soon. I am not sure what the future holds for a career, it could be another position within Z&R or it could be within another company. One thing I do know, just as Stephen Ministries is the right direction to pursue for myself, having Kerry Cantrell be your new property manager is also right.

It was a pleasure to serve you all.



MARK YOUR CALENDARS.....

AUGUST

***18TH- COFFEE WITH THE BOARD
(9:30-11:00 AM)**

***20TH BOARD MEETING 7:00 PM**

*** 17TH BOARD MEETING 7:00 PM**

OCTOBER

*** 5TH HAPPY HOUR 6-8 PM**

*** 15TH BOARD MEETING 7:00 PM**

SEPTEMBER

*** 3RD- LABOR DAY**

*** 7TH HAPPY HOUR 6-8 PM**

*** 7TH GARAGE SALE DONATION DROP OFF**

*** 8TH FALL GARAGE SALE 8:00 AM - 1:00 PM**

TO RESERVE THE CLUBHOUSE FOR YOUR PRIVATE PARTY PLEASE CONTACT Z&R PROPERTY MANAGEMENT @ 719-594-0506. THERE IS A \$150.00 REFUNDABLE DEPOSIT FOR ALL PARTIES.

******LOOK FOR INFORMATION POSTED ON THE MESSAGE BOARDS NEXT TO THE MAILBOXES ABOUT ACTIVITIES IN OUR COMMUNITY.*******

Watering.....Our watering schedule continues to be adjusted. Based on the hot temperatures we experienced for months, we decided to continue with a generous watering scheduled to keep grass and other vegetation alive. We are working with Greener Grass on fine-tuning the schedule. As you all know, we deal with underground springs, a challenge that will continue. If you would like to be a part of the group exploring options, please feel free to let us know.

Roads

The patching of our potholes is almost complete. There are still a few areas that need to be fixed. A sealant will be applied this fall once all patching is complete. This will give us another few years before we need to scrape and redo the roads.

UNDER THE BLESSED SHADE TREE



I want to tell you a story about my friend, Barb. Barb's house was spared in the Waldo Canyon fire, but the landscape suffered mightily. Barb and her husband have had to have several trees removed because they were killed by the heat—not the fire—but by the heat. At first glance, the trees looked O.K. on the outside, but closer inspection showed them to be sort of parboiled through and through. My friends lost their back fence and all the grass on their hillside. All of it. They had tenderly watered it and seeded it and fertilized it and willed it to fill in over the years. Then it was gone, leaving burned dirt behind. One day she sent me an email with a picture attached. The picture was of a thistle, raspberry bright and prickly, growing in the middle of the blackened earth. I have never seen a grown woman so happy to see a weed growing in her back yard.

My friends, I know we have experienced hot temperatures seemingly straight from Hades this summer and thunderstorms raining down on us from what must be the top of the mythical Mount Olympus, but as I look around at our very green grass and gaze up at our stately trees casting their shade upon us, I am thankful. We do live in a beautiful place. Take a walk. Look at the flowers. Marvel in the splendor growing all around us, and stop to appreciate the coolness under a blessed shade tree.

Mary Ann Tabor
For the landscape committee

Don't Feed the Bears.....(or other wildlife)

Living with Wildlife in our Community

We are very lucky to be able to look out our windows and see all kinds of wild life right in our back yards....However.....please be aware that as wonderful as it is to watch, we all need to make an effort to ensure the safety of our pets, families and property by following some basic rules.

1. Don't feed the wildlife.....Bird feeders or feeding or any wild life is prohibited in our community.
2. Put your garbage out on the morning of garbage pick up.
3. Keep your garage doors closed when not in use.
4. Clean up any spilled grease or food from patio bar-b-ques after use.
5. Do not leave your pets unattended outside of your home.

If you have any questions regarding the rules and regulations for our community, you can find them online at www.autumnheightshoa.com or contact Z & R Property Management.

Fall Community Garage Sale...Saturday September 8th...8:00 am - 1:00 pm

If you missed the opportunity to "Spring Clean" you have the chance to jump into Fall by participating in the AHCOA Fall Garage Sale.

The Garage Sale will be held on Saturday September 8th from 8:00 am - 1:00 pm.

The AHCOA will also be accepting donations to be sold at the Clubhouse that day in an effort to raise funds for continuous improvements to our Clubhouse and pool area. The improvements that were made to the interior of the Clubhouse over the past year, were made possible by many residents volunteering their time and from proceeds from sales from garage sales and an auction that was held. Please watch for more information regarding the garage sale and how to donate your items.

Autumn Heights Neighborhood Watch Program

by: Larry Pierce Team Captain

On April 25th, many residents met with Officer Sid Santos of the Gold Hill Mesa Division Colorado Springs Police Department to discuss creating our own neighborhood watch program. Since that meeting we have started to get organized. In order to have a successful neighborhood watch program in a community of this size, we asked residents that were interested to come forward to act as "Block Captains". Thank you to Sanders Berndt, Zee DeKraai, Rosemarie Hall-Heyduk, Doc Harris, Grace Lynch, Larry Potter & Jerry Ralston for volunteering to be block captains. Our next step is to create a resident contact list to ensure pertinent information is shared with the community in a timely manner. If you are interested in being a block captain or have any questions regarding our neighborhood watch program, please email Larry Pierce at lpierce_0125@yahoo.com

Helpful hints from CSPD neighborhood watch.....

1. When an emergency occurs the best method to contact friend, family and neighbors is by texting. Text messaging does not overload the phone lines and go through instantly.
2. Register your cell phone number with emergency services. In the event of an emergency you will receive reverse 911 calls with pertinent information.