



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

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- ☆ 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

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

FROM THE BOARD

by Rosemarie Hall-Heyduk

There will be no HOA dues increase in 2017!!!!

Your HOA Board will continue to work diligently to stay within the proposed budget. We will continue to do so by keeping up regular maintenance, funding bigger projects after saving up for them, maintaining an emergency fund for unforeseen expenses, i.e. flooding, and by working on a 5 year plan to space out large, necessary projects.

Your HOA Board is committed to maintaining the beauty of our landscape and attractiveness of our units in a way that keeps our property values up and continues to let us be competitive for potential buyers with other condominiums in the area. Our goal is to continue attracting a large pool of potential buyers planning to make Autumn Heights their home.

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This year, we completed the following major projects:

Road improvements; completion of the landscape by the South entrance; beautification of the triangle between Broadmoor Bluffs and Star Ranch Road; concrete and stucco repair of tri-level entrance areas; re-planting the North entrance vegetation replaced by the initial contractor; replacement of the Hot Tub heating element and the improvement of the Fitness Center by replacing the broken treadmill.

Plans for 2017 include:

Additional road repair and slip seal, this was recommended by the contractor and will extend the life of the road surface by another 4-5 years before we have to consider grinding it down and re-surfacing; replacing shrubs and trees where necessary; re-mulching the areas by the North entrance.

We will also begin the project of replacing the fence around the complex with a longer-lasting composite material. Once we have additional information, we will hold an information meeting for community residents. Stay tuned!

Coffee with the Board

Our last Coffee with the Board for 2016 will be on Saturday, November 19, 2016. We will meet at the AH Clubhouse from 9:00 -10:00 am. Coffee and refreshments will be served. This is an

opportunity for residents to meet with the Board members and bring up ideas, ask questions or voice concerns. We look forward to seeing you!

Suggestions Box

The Board is interested in your ideas and suggestions. We already have a number of ways for residents to communicate with the Board and In the New Year, we will add one more: a mailbox will be placed next to the communication box (which is located to the left of the Clubhouse entrance).

Residents can deposit questions, ideas or suggestions in the box which will be emptied on a regular basis. Board members will review the input and will get back to the sender within 30 days.

Opportunities to interact with your HOA Board include:

- 1) Our monthly Board meetings, held on **the 3rd Monday of each month** at 3:00 pm at the AH Clubhouse.
- 2) Our quarterly Coffee with the Board, held on the Saturday before the Board meeting in February, May, August and November from 9:00 - 10:00 AM at the Clubhouse.
- 3) Emailing Kerry Cantrell, our management representative at Z&R (see front of newsletter).
- 4) Emailing the Board members (see front page of newsletter).
- 5) New suggestion box (mailbox).

Proposed Rental cap

Letters to all owners, explaining the proposed amendment of a rental cap for our Autumn Heights Town Home Community were sent out in early September. Our AH HOA lawyer was available for a question and answer time on Monday, September 12, 2016. Her explanations and answers to questions were very helpful. The purpose of the proposed rental cap is to maintain a large pool of potential buyers, including buyers in need of financing through VA and FHA. Buyers can only qualify for these types of loans as long as the number of rentals in the community is below fifty percent. At present, we are below this percentage, which gives us room for hardships. For more specific information, please refer to the correspondence received and **PLEASE, PLEASE mail your response to the proposed amendment back to Z&R Management** in the stamped envelope provided as soon as possible. The Board appreciates your input very much.

Annual Meeting and the 2016 Year in Review

Times flies and our Annual Meeting for all AH owners is coming up soon. It will be held on Monday, December 19, 2016 at the AH Clubhouse from 6:30 - 7:30 PM. All unit owners are encouraged to attend. A letter with the agenda and the proposed budget will be mailed to each owner in November.

COMMUNITY ACTIVITIES...

BOOK CLUB

The book Club continues to meet at the Clubhouse the 2nd Thursday of the month but at a NEW TIME: 6:00 PM.

Our book for October is “Undomestic Goddess” by Sophie Kinsella. Everyone is welcome to join us... even if you haven’t read the book!

MOVIE NIGHT

Join us the 3rd Thursday of each month at 6:00 PM for a movie and snacks at the Clubhouse. This is a great opportunity to relax with neighbors for a fun time!

Call Jean Rocco at 719 527-9258 if you have any questions. If it snows this event is automatically cancelled.

We wish you a Merry Christmas...

Join us in December for the fun of Christmas Caroling throughout the Autumn Heights Community. Everyone is invited and children are especially encouraged to participate with their parents/adults. After the singing, we will gather in the Clubhouse for hot chocolate and cookies. One of our resident moms has taken charge of this event and is in the process of finalizing plans. Information will magically appear in the communication boxes and on your clips.

PLDs... (pesky little details)

Supervision of children:

Children in the community will have to be supervised when outside at all times. Please DO NOT allow your child/children to roam the grounds unattended. In addition to being a potential safety risk for your little ones, you as the parent/adult will be held responsible for any damage your child may cause while unsupervised.

Garbage:

Garbage pick-up is **WEDNESDAYS** except when there is a holiday during the week, and then garbage will be picked up on THURSDAYS. Please DO NOT put your garbage out the night before BUT early the morning before pick-up time. In addition, please dispose of any wrappers, fast food bags, cigarette butts and/or unwanted mail etc. in your garbage or the garbage cans by the pool entrance.

Driveways and patios:

It is the owner or resident's responsibility to keep the driveway and patio clean and free of debris. Greener

Grass takes care of the roads and landscaped areas only. If a resident needs assistance with either sweeping the leaves and pine needles or snow removal during the winter months, check with some of the teens in the neighborhood. Several of them are willing to earn extra money by doing jobs for individuals in our townhome community.

Garage doors:

Please ensure that your garage door is closed when you leave your home. Not only does this protect your possessions in the garage and may discourage unwanted visitors in your home, it is also one of the AH rules. Thanks for helping use maintain curb appeal in AH.

Pet walking:

For privacy purposes, please avoid walking your pet behind the units along Star Ranch Road. In addition to there being no pathway, the ground is uneven and potentially unsafe. **As always, take a bag with you and pick up after your pet.** Your neighbors thank you!

Emergency Preparedness Seminar

As part of the Neighborhood Watch Education/Prevention Program (see separate article below), the AH community invited Officer Dave Husted from the Office of Emergency Management to give an overview of how to be prepared for different types of emergencies. As many of us remember, our community was confronted with the Blizzard of 1997, the Hayman Fire in 2002, and the Waldo Canyon and Black Forest Fires in the more recent past. These natural disasters remind us that it is necessary for us to be prepared in case of a potential natural or man-made disasters in our community.

We had over a dozen residents attending the seminar. The overall response was very favorable and residents felt this was time well spent. Anyone interested in copies of the official Colorado Springs Emergency Preparedness and Safety Guide, a very comprehensive booklet about different types of potential emergencies and important, possibly life-saving preparations may contact the Office of Emergency Management, 375 Printers Parkway, (719-385-5957), email: csready.org. for a copy.

About National Neighborhood Watch

Neighborhood Watch is undoubtedly one of the oldest and most well-known crime prevention programs in history. While the modern day concept of program rose to prominence in the late 1960s in response to an increasing burglary rate, the roots of Neighborhood Watch can actually be traced all the way back to the days of Colonial settlements, when night watchmen patrolled the streets. The modern version of the Neighborhood Watch-USAonWatch Program was developed as a result of the multiple requests from sheriffs and police chiefs around the country who were looking for a crime prevention program that would incorporate citizen involvement and address the increasing number of burglaries taking place, especially in rural

and suburban areas. In 1972, the National Sheriffs' Association (NSA) took the concept a step further by seeking funding to make the program a national initiative. Thanks to a grant from the Law Enforcement Assistance Administration, the National Neighborhood Watch Program was started.

For the first two years, the program was devoted primarily to disseminating information on the nature and volume of burglary and securing residential property and making it less vulnerable to break-ins. From there, it evolved into a program that promoted the establishment of ongoing local neighborhood watch groups that encouraged citizens to partner with their law enforcement agencies in an effort to reduce various types of "neighborhood crime."

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Since its beginnings, Neighborhood Watch has grown from an "extra eyes and ears" approach to crime prevention to a much more proactive, community-oriented endeavor providing a unique infrastructure that brings together local officials, law enforcement, and citizens for the protection of their communities. Today's Watch Group programs incorporate activities that not only address crime prevention issues, but also restore pride and unity to a neighborhood. It is not uncommon to see members of Neighborhood Watch groups participating in community cleanups and other activities that strive to improve the quality of life for community residents.

In addition, the adoption of community policing by local law enforcement agencies has contributed to a resurgence in Watch groups over the years. Neighborhood Watch fits nicely into the framework of law enforcement/community partnerships, and Neighborhood Watch meetings provide a useful forum for airing neighborhood problems and practicing problem-solving techniques.

Furthermore, Neighborhood Watch has become especially practical in our current society, in which two-income families are the norm and many neighborhoods are deserted during the day. While criminals have attempted to use this statistic to their advantage, law enforcement has uncovered an important reality: the communities in which citizens have observed and reported suspicious activity

have enjoyed lower crime rates.

As communities throughout the country have adopted the program and reported success, the popularity of the Neighborhood Watch Program has grown, and it continues to still.

AH Neighborhood Watch

If you are interested in becoming a part of our community program, contact Rosemarie Hall-Heyduk at autumnheightspres@gmail.com or Jean Rocco at 719 527-9205.

We are in need of a few more Block Captains at this time so this is an opportunity for you to volunteer.

New windows? New storm door?

Remember...

you **MUST** get approval from the HOA **BEFORE** you begin!

Make sure your improvements are in compliance with the Autumn Heights covenants.