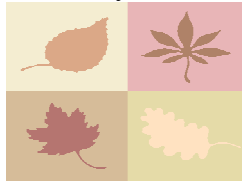


Autumn Heights News

Sponsored by the AHHOA



Published Quarterly: February, May, August & November

May 2011

Notes from the Board

-Jerry Ralston, President AHCOA

Painting Project Update

As you know, our exterior repair and painting project began this past fall. Our original plan was to do the painting over a three year period. After the first phase of the project, it was decided that we should complete the project in a more timely manner. The Board of Directors made the decision to apply for a loan to complete the project. At this time we are unable to secure a loan. The cost to complete the work is \$211,261.

We are exploring the following options:

1. Slow down on the painting and repairs. This would require an additional 3-4 years to complete the work.
2. A special assessment of approximately \$1200 per unit spread over two years.

Dues Increase

Autumn Heights has not seen an increase in dues since 2007. Our costs to operate the property continue to go up. As discussed at the annual meeting, our water costs alone will put a significant stress on our budget. We are also faced with the need to do some major road repairs and repair or replacement of our fence. Our association dues need to be increased to \$250 next year and \$275 in 2013. Comparable communities assess a monthly dues between \$280 and \$290. In many of those communities the homeowner's pay for sewer and water.

We invite homeowner's to our "Meet the Board" event scheduled for Saturday May 14, 2011 from 9:00 am – 11:00 am to give their input on the above matters and any other ideas you may have to keep the community a place that we are

*******Reminder from Z&R Property Management....**

Summer is approaching and with that hot days. Please remember that window air conditioners are prohibited. Architectural requests need to be made in writing and the Board has 30 days to review and approve any requests received. A few examples of these requests are: garage doors, window replacement and screen doors. Please refer to the AHHOA rules and regulations and covenants for more information or contact Z&R at Linnea@zandrmgmt.com.

A copy of the rules, regulations and covenants is available on the Autumn Heights website. proud to live in.

Property Managed by:

Z & R Property Management

Phone: 719-594-0506

Fax: 719-594-0473

email:

linnea@zandrmgmt.com

Board of Directors

Jerry Ralston

President

email:

jlrалston1942@yahoo.com

Melissa Campen Smith

Vice-President/Treasurer

email:

smithcampmm@gmail.com

Rosemarie Hall Heyduk

Director at Large

email:

rhallheyduk@yahoo.com

Board Meetings

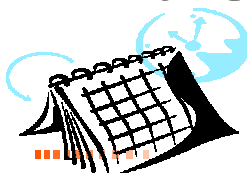
2nd Tuesday of every month

5:00 pm at the Clubhouse

Autumn Heights Website

www.Autumnheightshoa.com

Save the DATE



Mark Your Calendars With These Upcoming Events at Autumn Heights

May

14th Coffee with the Board

9-11 am

21st Pool open to Community

22st BBQ

Meat & soft drinks provided

Bring an appetizer or dessert to share

4-7 pm

June

4th Community Garage Sale

8:00am - 1:00 pm

July

4th Thank you to all who
serve and who have served.

Watch the message boards for more information on upcoming events.



Under the Budding Shade Tree

Written by: Mary Ann Tabor-Landscape Committee Chairperson

Ah, springtime: gentle showers watering the earth, trees flexing their branches covered with new leaves, and the grass turning green overnight. I think I'm not alone when I say, "I can hardly wait!"

I'm especially looking forward to seeing our perennials, which were planted in the flower beds last year, bloom anew this spring. They really beautified our grounds last season. We also encourage you to plant colorful plants in pots to grace your patios and adorn that sunny spot on your cabinet or in your entryway. The corner near my garage door is the perfect location for a little pot of colorful flowers. I wonder what color will appeal to me this year.

Some of you have asked about planting trees, shrubs, bushes or flowers directly into the ground around your unit. While none of us owns any ground here individually and cannot treat it as ours alone, it is possible for homeowners to sometimes have new plantings near their units. Striving to maintain consistency in appearance and ensure that new vegetation doesn't damage our water system or cause undue maintenance for our groundskeepers, the landscape committee has a procedure in place whereby homeowners may petition to have our groundskeepers plant specific flora. Homeowners must pay for the plants and the labor. For an additional cost, there is also a guarantee that comes with a year's care for the new plants. This procedure is for new plantings only, not for replacement of established vegetation, which is a maintenance issue and under the purview of the Board.

Contact the landscape committee for more information: Mary Ann Tabor, Nell Grindstaff, Jamie Ralston, Virginia Swanson or Dona Harris.



Committee Corner*****

Clubhouse/Pool Committee Update

This committee has been very busy the last few months looking at the feasibility of updating the Clubhouse to a "multi-use" facility. The committee has provided the Board of Directors with an analysis and a five year plan for repairs, updates and remodeling suggestions for the entire building and the pool area.

The Board of Directors approved a few immediate items that were proposed by the committee. One of those approved activities was to update the Clubhouse by painting the interior rooms. The committee sponsored a "silent auction" fundraiser in conjunction with the St. Patrick's Day party held on March 18th, auctioning various, no longer used or needed items from the Clubhouse. The fundraiser was intended to raise money for the paint and supplies needed to paint the interior of the Clubhouse. The total raised at the silent auction was \$287, which paid for the majority of paint. Supplies for sheet rock repair and painting supplies were donated and loaned by various people in the community. A volunteer committee co-chaired by Doc Harris and Eric Swanson, did the actual wall repairs and painting over the last weekend of April. The main room in the Clubhouse has a new fresh look with **new** colors. The committee also looked at the condition of the table and chairs that are in the pool area. Approximately 10 of the metal chairs require spot welding repair. The Board of Directors have approved the repair and painting of the tables and chairs in the pool area. This will take place prior to the pool opening scheduled for the weekend of May 21st. A copy of the committees 5 year plan and recommendations can be obtained through Z & R Property Management.

WANTED.....WANTED.....WANTED.....WANTED.....WANTED.....WANTED.....WANTED.....

Anyone interested in working on one or more of the committees, please contact Rosemarie Hall-Heyduk at rhallheyduk@yahoo.com.

Listed below are the several committees that have been established for our community:

- ***Fence Committee**– Chairperson: Eric Swanson– The purpose of the committee is to review some previous estimates and ideas as well as explore different option regarding the fencing surrounding our property.
- ***Rules Committee**– Chairperson: Doc Harris– This committee was created to review current rules and regulations for Autumn Heights.
- ***Hospitality Committee**– Chairperson: Eileen Graham– This committee plans and hosts several community activities each year.
- ***Goodwill/Hospitality Committee**– Chairperson: Open– The Goodwill/Hospitality committee would be responsible to develop and distribute informational packets to new residents in our community.

Wanted....Wanted.....continued

- ***Landscape Committee**– Chairperson Mary Ann Tabor– The landscape committee exists to oversee brand new landscaping projects that enhance the beauty and property value of Autumn Heights.
- ***Clubhouse Committee**– Chairperson Carol Pierce– This committee is responsible for making recommendations to the board for the updating of the Clubhouse and Pool area.
- ***Neighborhood Watch**– Chairperson Open– This committee would be responsible to coordinate neighborhood watch activities in conjunction with the Colorado Springs watch programs.



SPRING CLEAN UP

FUNDRAISER

It's that time of year again! The Autumn Heights garage sale will start at 8am on Saturday June 4th. This year we would like to ask for donations as well.

As you know we are in the process of renovating the clubhouse, to make it more functional and increase our property values. Items that are donated to the cause will be sold at the Clubhouse during the annual garage sale. More information will be distributed to those of you who would like to participate by donating your unwanted treasures. There will also be a large garbage bin on site that weekend for any large items you wish to discard. So take advantage of this once-a-year opportunity to clean out, throw out, make some extra, or give to a great cause!!!! Please contact Melissa Campen-Smith@smithcampmm@gmail.com, if you are interested in donating items that will be sold to benefit the Clubhouse renovation fund.

Pool Opening

The Autumn Heights pool/hot tub is scheduled to open the weekend of May 21st. If you do not have a key or have misplaced your key, please contact Z&R Property Management at 719-594-0506.

The rules for pool & hot tub use are posted in the pool area. Please adhere to the rules set up for the safety and enjoyment of the entire community.