

Autumn Heights News

Sponsored by the AHCOA



Published Quarterly: February, May, August & November

November 2011

Notes from the Board

-Jerry Ralston, President AHCOA

This will be my last newsletter as President of the AHCOA. I would like to thank all of those that have helped and supported the HOA the last 3 years.

Our annual meeting is scheduled for Saturday January 14, 2012 where the approved 2012 budget will be presented. As mentioned in the May 2011 newsletter our association dues will be increasing to \$250.00 a month starting in January. We have managed to go for over 4 years without an increase to our dues, but with the continued increase in expenses and the various projects that are needed to ensure our community is well maintained and property values stay stable the Board of Directors has approved the increase.

During the last 3 years we have started the siding, stucco repairs and painting of the buildings. It will take another 3 years to complete this project.

The reserves are being built back up with specific accounts for projects that we know need to be done. Road repair and crack sealing will take place, Fencing replacement and continued landscaping improvements and changes will need to take place.

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:

jralston1942@yahoo.com

Melissa Campen Smith

Vice-President/Treasurer

email:

smithcampmm@gmail.com

Rosemarie Hall Heyduk

Director at Large

email:

rhallheyduk@yahoo.com

Water has always been an issue and will continue to be in the future. Water rates are going to continue to rise. We have great landscaping, but a poorly designed irrigation system. This poor design means that if we don't want areas to die, some areas get more water than needed. With our mature landscape, we also are faced with grass growing right next to the curb making an "instant" runoff into the gutters. We continue to work with Greener Grass to monitor, assess and determine the best solutions for the property.

Our committees continue to be an important part of the community. While these committees do not have decision-making powers, they are an integral part of information gathering, idea sharing and making recommendations to the Board of Directors. If you would like to participate on any of the committees, please contact the committee chairperson or Rosemarie Hall-Heyduk.

We will have our next MEET THE BOARD on Saturday December 3rd from 9:00-11:00 at the Clubhouse. This is a great way to talk with the Board members in an informal setting, meet some of the committee chairs and see your neighbors. We hope to see you there.

Have a safe and Happy Thanksgiving and Happy Holiday!

Water Conservation is All of Our Responsibility!!!!

City water rates continue to rise 12% per year. As we continue to see an increase in water rates.....each of us can make a difference. Here are some ways YOU can help to conserve water.

•Check your faucets for leaks •When washing clothes or using your dishwasher, make sure you have a full load •Water your plants with melted snow •When replacing appliances, choose ones that are water conservation approved •Don't let water run needlessly •Turn off the water when brushing your teeth, fill a glass to rinse after brushing•

Autumn Heights Needs YOU!!!!

Jerry Ralston, our current HOA president, will vacate his Board position after a three- year term this January. We all greatly appreciate the work Jerry has done during his time on the Board and wish him all the best in the future. We also hope to retain him as an expert consultant due to his vast experience in different areas. His leaving the Board, however, will create a void and necessitate us filling the open position during our annual meeting in January. If you are interested in running for the Board position, please email Linnea at Z&R with a short bio so the ballot can be prepared. As a member of the Board your work will be vital to help maintain our property values and work with the residents of Autumn Heights in creating a cohesive community.

Save the DATE



November

5th Standard Time Begins....Set your clocks back 1 hour.

24th Happy Thanksgiving

December

3rd Meet the Board 9-11 @ the Clubhouse. Refreshments will be served

4th Trim-the-Tree Holiday Party 4:00-6:30 pm Refreshments will be provided. BYOB. Please bring an ornament to hang on the tree

20th Hanukah begins at sundown

25th Merry Christmas

January 2012

1st Happy New Year

14th Annual Meeting

Watch the message Boards located by each of the mailboxes for more information on Autumn Heights Events

<p>Covenants..Rules..Regulations...Statutes...CFR's sound pretty confusing?????</p> <p>HOA's are governed by a number of rules and regulations, however, most of us probably are not sure what they are and how they impact us. Doc Harris, former Autumn Heights, HOA president will facilitate a seminar on the topic of HOA rules, laws, covenants and guidelines in January 2012. This seminar will be held at the Clubhouse and is open to all residents. Watch for more information on the date and time.</p>	<p>Looking for Experts...</p> <p>The AHCOA Board is looking for experts in different areas that will assist the Board as (free) consultants. These experts will offer their opinions and recommendations based on the needs of the community and thus assist the Board in developing a more comprehensive picture before making decisions in a number of areas that will impact all of us. If you have any specific experience, expertise or area of interest, please email Rosemarie Hall-Heyduk.</p>
<p>Snow Removal</p> <p>In the event of snow our roads in the community as well as the sidewalks on Broadmoor Bluffs are plowed by a contractor. Residents are responsible to clear their walks and driveways. If you are unable to shovel or keep your walks clear, please contact Z&R Property Management. They have numbers to individuals that are able to assist you.</p>	<p>Mail Boxes</p> <p>Mail should be removed from your box and taken with you. Please do not "stuff" unwanted mail into the mail box structure. These structures are not intended to be a "recycle" or trash receptacle. Thank you for your cooperation.</p>

UNDER THE AUTUMN SHADE TREE

It was raining gold the day I wrote this article. The wind was cold in the afternoon and vigorously blowing the yellow-hued leaves off the deciduous trees. I was sad to see the leaves ripped away in the wind, ending their season prematurely, as I had enjoyed them immensely for several days.

The landscape committee's season was short this year, too. As a sub-committee, we work under the auspices of the



Board with money set aside from the budget. And as the Board had to direct funds into other areas, we were only able to plant blooming flowers in the entryway this spring and two barberry bushes by the clubhouse.

However, the Board members have confirmed their faith in the landscape committee's overall goals by endorsing the continuance of our work. So look for new plantings next year!

Mary Ann Tabor

Property Management Update/Request

Since 2007 Z&R Property Management has been in contact with the City of Colorado Springs regarding the road damage at the entrance to our community. The City has determined that the necessary repairs/replacement is not a priority and the entrance has now become a safety hazard for anyone walking along Broadmoor Bluffs. With the continued deterioration of the concrete, it is also a concern that there may be damage to vehicles entering and exiting the property. Let our concerns be known by contacting the City at 719-385-5934 or by putting in a service request at <http://www.springsgov.com/index.aspx>. When using the link please go to the City Agency tab at the top of the page and then select "streets" on the left hand side. Click on the "service select" option and fill out the information. If you have any questions, please contact Linnea at zandrmgmt.com. Thank you for your support in getting the word to the City about the damaged entrance.

.....Clubhouse/Pool Usage has been up significantly.....Exercise Room well received.....

Residents are taking advantage of our Clubhouse and Pool. Clubhouse usage is up 33% from last year. We have also shown a decrease in maintenance issues in the facility. Thank you to everyone for picking up the pool and clubhouse after use.

The Exercise Room is open for business and being used. Following are the rules for the Exercise Room.

Hours of operation are daily from 5 a.m. to midnight

For your safety and privacy, access to the fitness center is through the solid door east of the main doors to the clubhouse. Keys to this door are available from Z&R Management (594-0506), or you may use your pool key.

- The Autumn Heights fitness room is available for residents and their guests who are with them.
- The fitness room is only open to adults and 13 to 16-year old teens when accompanied by their parents.
- For you own safety and the safety and well-being of others;
- Do not use the equipment when you are wet and/or in swimwear. Swimwear is not appropriate attire for the fitness room.
- During peak times of use, please limit your exercise time to 30 minutes per machine.
- Antibacterial spray is provided for you to use to wipe down the machines when you are finished.
- You may have a capped bottle of water, if needed for hydration, but no other food or drink should be in the fitness area.
- Remember that sound carries, even inside. So modulate your sound devices in deference to others.
- When leaving the fitness room, please turn off the exercise equipment, fans, and lights.
- If you will be using the pool or hot tub after your workout, please shower first. Remember the pool and hot tub are only open seasonally from 9 a.m. to 10 p.m.
- Please report any damage or equipment malfunctions right away to Z&R Property Management at 594-0506. It would be nice if you would post a sign, too.

We hope that you enjoy having a workout center right here on the grounds. Thank your neighbors who donated the equipment.

Happy exercising!

Thank You!

The Autumn Heights Board of Directors would like to thank all residents who have attend the Board meetings recently. The meetings are open to all residents and the Board encourages all owners and renters to take advantage of this opportunity to see how the Board process works. However, in the interest of being more efficient and better prepared to deal with inquiries and concerns, the HOA Board requests that starting in December, residents interested in bringing a problem or concern to the Board submit their request via email to Linnea at Z&R Property Managements 2 weeks before the meeting. This way the issue or concern will be placed on the agenda, the resident(s) will have time to present their concern or issue and the Board members will be able to address the inquiry, answer questions and/or make decisions in a timely and efficient manner. The same process will be in place for any owner or renter who has received a letter form the Management Company on behalf of the Board. Residents are requested to inform Linnea via email 2 weeks before the Board meeting whether they will address the Board in person, via email or by letter.

How you can get involved.....

Autumn Heights has several active committees that assist the Board of Directors by providing feedback and making suggestions that will enhance our property and make this the best community to live in.

If you are interested in being on one or more of the committees, please contact the chairperson below.

****Fence Committee**– Chairperson: Eric Swanson erics42@gmail.com

The purpose of this committee is to review some previous estimates and ideas as well as explore different options regarding the fencing surrounding our property.

****Rules Committee**– Chairperson: Doc Harris dharrisv@comcast.net

This committee was created to review current rules and regulations for Autumn Heights.

****Hospitality Committee**– Chairperson: Eileen Graham eilgraham@comcast.net

This committee plans and hosts several community activities per year.

****Goodwill/Hospitality Committee**– Chairperson– OPEN...Contact Rosemarie Hall–Heyduk rhallheyduk@yahoo.com

This committee will be responsible to develop and distribute informational packets to new residents in our community.

****Landscape Committee**– Chairperson: Mary Ann Tabor matabor@q.com

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 carol.pierce57@yahoo.com

This committee is responsible for making recommendations to the Board for the updating and continued upkeep of the clubhouse and pool area.

****Neighborhood Watch Committee**– Chairperson: OPEN contact Rosemarie Hall–Heyduk rhallheyduk@yahoo.com

This committee would be responsible to coordinate neighborhood watch activities in conjunction with existing Colorado Springs watch programs.