

Pawnee Hills Community Association

February 2007

Clubhouse Voice Mail/ Address/Website

35644 Cheyenne Trail
Elizabeth, CO 80107
(303) 646-0126
www.pawneehillshoa.org

PHCA Board Members

President – Tina O'Bryan
Vice President - Pam Schultz
Board Member & Secretary – Walt Day
Board Members – Susan Laessig & Patty Sward
Treasurer – Sandy Perry
Facility Coordinator – Darren Jones
Assistant Facility Coordinator - Cynthia Cregger

Board of Director's Meeting

The next Board of Director's meeting will be held on **Thursday, February 8, 2007 at 7:00 PM** at the clubhouse located at 35644 Cheyenne Trail.

Dues Increase

Effective January 1, 2007, the dues were increased 5% going from \$43.05 to \$45.20. Your January 1, 2007, invoice erroneously reflected the 2006 amount of \$43.05. After board discussion and input from the community present at the meeting, the board voted unanimously to bill the difference in the February bill.

Declaratory Judgment Class Action Lawsuit

After lengthy discussion regarding the declaratory lawsuit, the board voted 3 – 2 to postpone making the decision on whether or not to proceed until the new board is seated. It was brought up that the new board should be the ones to make this decision. There are 3 open board positions to be voted on at the January 27th Homeowners meeting. Watch for further updates in your upcoming newsletters.

New Rules and Regulations

Attached in this newsletter you will find updated rules and regulations for our community. They have been updated per Senate Bill 100 and most recently Senate Bill 89. Please replace these rules and regulations with the ones that were previously mailed to you. The rules and regulations are also posted on the website.

Road Condition Complaints

Please contact the Elbert County Road and Bridge Department to report any complaints regarding our roads here in Pawnee Hills. You can call, mail or fax your complaints to: Elbert County Road and Bridge Department, 218 Cheyenne Street, PO Box 116, Kiowa, Colorado 80017, Attention: Rick Manyik, Superintendent – (303) 243-0403 cell, (303) 621-3157 office or (303) 621-3159 fax. The more complaints filed, the better our roads will become.

Legal Expenses

We have changed the formatting of the legal expenses section in order to simplify and save space in the newsletter. If you want to see the detailed listing please contact a board member and a copy of the bill will be provided for review. The amounts listed below regarding legal expenses reflect total expenses incurred through December 2006. We will continue to show the running totals until the case is closed, and the association is no longer incurring legal fees. The Board would like to encourage all homeowners with covenant/rules & regulation violations to come into compliance so the association can avoid expenses like the ones listed below.

Larry Beireis/Alta Jackson	\$ 3,602.42
Dennis and Mary Bennett	\$ 496.17
Linda Lee	\$ 4,831.86
John and Tina McKenna	\$ 448.75
Robert and Janice Rowland	\$ 841.41
George and Imogene Sexton	\$ 447.32
General	\$ 61.05

Declaratory Judgment – Legal Costs (does not include voting/ballot costs)

The amounts listed below regarding legal expenses reflect total expenses incurred through December 2006. To review detailed information, please contact a board member. Cheryl Mulvihill represent Plaintiff – PHCA BOD and David Rolfe represents Defendants (Class Action-homeowners).

\$ 5,841.07