

Pawnee Hills Community Association Newsletter – December 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
Board Member & Secretary – R.C. Cuellar
Board Members – Brian Cook/Steve Hamblin
Treasurer – Sandy Perry
Facility Coordinator - Cynthia Cregger

Board of Directors Meeting

The next Board of Directors meeting will be held on **Thursday, December 13, 2007 at 7:00 p.m.** at the clubhouse located at 35644 Cheyenne Trail.

Annual Homeowner's Meeting

The Annual Homeowner's meeting will be held on **Saturday, January 26, 2008, at 10:00 a.m.** Check-in will be from 9:00 a.m. until 9:55 a.m. The meeting will begin promptly at 10:00 a.m. Quorum will be determined and proxies must be registered with the secretary by 9:55 a.m. Proxies will not be accepted after the meeting has begun. There are three open board positions that will be voted on at this meeting. A packet of information will be sent to each homeowner the first part of December.

2008 Budget

The 2008 budget has been approved by the Board. It was voted to not increase the dues for the 2008 year. Your dues will remain \$45.20 per month. You will be receiving a copy of the final budget with your Annual Homeowner's meeting packet.

Colorado Management & Associates, Inc. (CMA)

Colorado Management & Associates, Inc. oversees the accounting functions for PHCA. If you have any questions, concerns or address/telephone changes, please contact their office at (720)257-7521. You may request a copy of your ledger detailing your account by visiting their website at www.coloradomanagement.com. Once at the site, select "Requests", then select "Activity Report". Complete the Homeowner Account Activity Report and click "submit" to process. Your request will be processed within one business day via email. A link to the above mentioned site can also be found on the "Contact Information" page of the Pawnee Hill website (www.pawneehillshoa.org).

You will receive a letter and your new 2008 coupon books in the mail soon from CMA. If you currently have automatic debit of your assessment, no coupon book will be included with this mailing.

Website

Our balance sheet and income statements are posted monthly on our website at www.pawneehillshoa.org. You can access either report from the "Financials" button. If you do not have access to the Internet and need a hard copy of this information mailed to you,

please call the clubhouse phone number at (303)646-0126, and leave your name, phone number, address and what statement you would like to have mailed to you.

Architectural Control Committee

The new chair for the ACC is Pete Smilanic. His address is 1638 Pawnee Parkway and his phone number is (303) 419-7566. If you have any plans to submit for approval, please contact Pete.

Collection and Other Fees

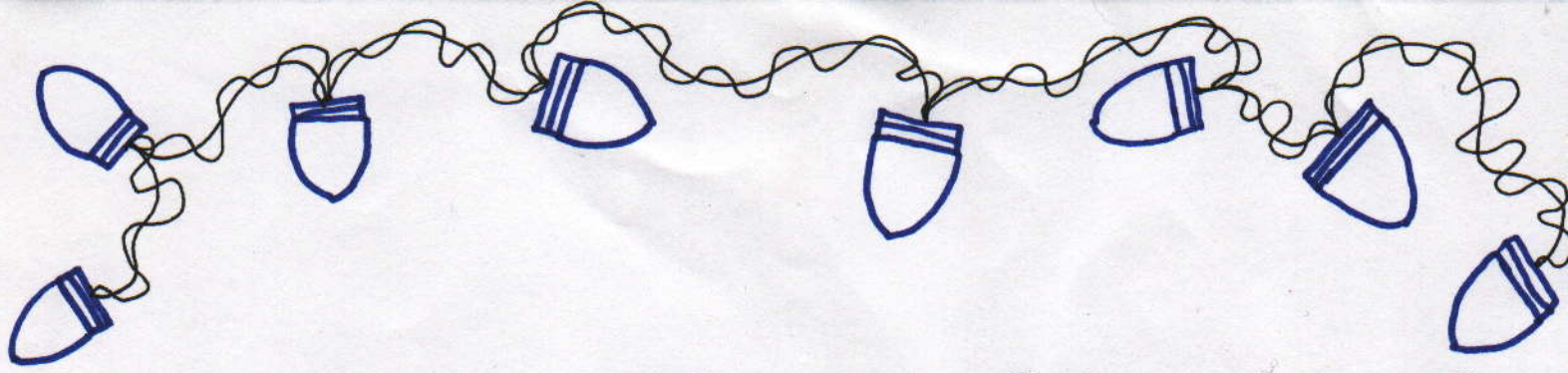
All fees are charged to the individual Homeowners' account. Additional fees could incur due to legal actions taken on behalf of outstanding balances.

Note: fees are subject to change without notice.

Late fee (PHCA) monthly charge on any past due accounts (effective January of 2008)	\$ 2.50
CMA processing fee charged monthly on past due accounts	\$ 10.00
Demand letter from attorney for accounts 90 days past due	\$ 51.62
Filing of lien by attorney for accounts 90 days past due	\$ 121.28
Law Suit (does not include service of process) for accounts 90 days past due	\$ 373.40
Lawsuit service of process to homeowner(s)	\$50 - \$150
Release of lien by attorney	\$ 55.25
Transfer fee charged by CMA (for status letter to title company and any transfer of ownership documents needed).	\$ 200.00

COMMUNITY NEWS SECTION

To make the monthly newsletter a place where community members can communicate neighbor to neighbor, we are going to open the remaining "white space" to community postings. These can be general notices, newsworthy events, items for sale, etc. If you have something you would like in the newsletter, please forward to Steve Hamblin at sjhamblin@gmail.com. Items will be posted on a first-come, first-serve and space available basis.



Pawnee Hills Community Association

Annual Holiday Decorating Contest

JUDGING : FRIDAY DEC. 14
7:30 PM - 9:00 PM

