

Pawnee Hills Community Association Newsletter – February 2008

Clubhouse Voice Mail/ Address/Website

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

NOTICE – DATE CHANGE - Board of Directors Meeting

Since the next Board of Directors meeting falls on Valentine's Day we have moved the meeting to **Tuesday, February 12, 2008 at 7:00 p.m.**, at the clubhouse located at 35644 Cheyenne Trail.

Annual Homeowner's Meeting

The Annual Homeowner's meeting was held on Saturday, January 26, 2008. A quorum of 73 homeowners was represented (34 by proxy and 39 in person) therefore; a new board of directors was elected. Serving a three-year term is *April Osborn*, a two-year term *Pam Schultz*, and one-year terms – *Greg Brendlinger* and *Tina O'Bryan*. *Brian Cook* is currently on the board.

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).

Please make sure that if you are paying your dues through automatic bill pay that your payment is received by CMA before the due date. Some of our homeowners are sending their payments to the wrong address and are incurring late fees. To avoid any late fees please take the time to assure your payments are timely and are going to the right location. Send your payments to Payment Processing Center, c/o Colorado Management, 700 N. Colorado Blvd. #419, Denver, CO 80206.

Monthly Balance Sheet and Statements

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.

Financial Information – As of 12/31/2007

Checking	\$8,025.55	Savings Account	\$6,380.78
CD #1	\$5,343.39	Reserve Account	\$9,438.54
CD #2	\$5,352.36		
CD #3	\$5,354.21		

Association Committees – Listed below are the various committees of our association along with the contact information. We invite you to become involved in your community.

Architectural Control – Pete Smilanic – Chairperson (303) 419-7566
If you have any plans to submit for approval, please contact Pete.

Newsletter – Susan Laessig – Chairperson (303) 646-3547
To help defer our newsletter costs, anyone interested in sponsoring our newsletter by putting a business card size ad monthly for a nominal fee can contact Susan Laessig at slaess@msn.com or by phone. We will be discussing a fee structure at the next board meeting. Any information submitted for the newsletter should be to Susan by the 20th of the preceding month.

Covenant – Bill Curley – Chairperson (303) 646-9059
Anyone interested in this committee can contact Bill.

Directory
Attached is a directory form. Please fill this form out with your information for inclusion in the homeowner’s directory. If you have a service that you provide (i.e. babysitting, welding...) please fill out the service section of the directory form. Return the form to the PHCA clubhouse address at 35644 Cheyenne Trail, Elizabeth, CO 80107. We will gather the information and send out the directory to the community as soon as it is completed.

Welcoming – Pam Schultz – Chairperson (303) 646-3638
We are gathering ideas for this committee. Some of the ideas so far are getting a packet of information for new homeowners (i.e. copy of pool, sauna, sport court rules, where to get your keys, how to make a reservation to the clubhouse...).

Activities – Karlene Herbrand – Chairperson (303) 646-3918
The committee is planning the Easter Egg hunt and party and the community garage sale. Detailed information on these and other events will be posted at the mailbox shelter as well as the upcoming newsletters.

Equestrian – RC Cuellar – Chairperson
Mark your calendars - the second Saturday of every month beginning in **April** will be a neighborhood ride. Meet at the barn at 11:00 a.m. This is a great way to enjoy our equestrian trails and each other.

Website – Sandy Perry

If there are any suggestions or information that you would like to add to our website, please contact either Sandy or the board leaving a message on the clubhouse answering machine and someone will return your call.

Collection and Other Fees

All fees are charged to the individual Homeowner’s account. Additional fees may be incurred due to legal actions taken to collect 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	\$ 51.62
Filing of lien by attorney	\$ 121.28
Law Suit (does not include service of process)	\$ 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

...DON'T MISS THE COMMUNITY NEWS SECTION ON THE BACK OF THIS PAGE!!...

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 Susan Laessig by the 20th at slaess@msn.com. Items will be posted on a first-come, first-serve and space available basis.

We live amongst heroes:

Ken White (a Stage III Melanoma cancer survivor) and his 10 year old daughter Victoria are bringing awareness to melanoma by skiing all seven continents in record time (in 12 months or less). Their current progress is listed below:

Progress	
✓ Europe	March 2007
✓ Africa	March 2007
✓ Australia	July 2007
✓ South America	August 2007
✓ Antarctica	December 2007
Asia	
North America	

Please visit the website www.mountainsformelanoma.com to see some amazing photos, important information and to support them in their effort.



2007 Holiday Decorating Contest

Thanks to the many homeowners for participating. There were so many beautiful displays. The four Winners were:

1185 Belgian Trail
1350 Pawnee Parkway
1438 Pawnee Parkway
1365 Sioux Trail

The four winners will receive a \$25.00 Home Depot gift certificate.

Receiving **Honorable Mention** were:

1494 Kiowa Trail
1431 Kiowa Trail
35433 Cherokee Trail
1912 Pawnee Parkway

Pawnee Hills Community Association Directory Form – 2008

We are putting together an updated community directory. Please complete the form and return back to PHCA, 35644 Cheyenne Trail, Elizabeth, CO 80107.
Please print clearly.

When the directory is completed it will be sent out to every homeowner.

Note: There is a service section listed below that will be added to the back of the directory.

Name (i.e. Joe and Susan Smith – if you would like you can list your children's names also)

Address

Phone Number

E-mail address (optional)

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Service (this area is for advertising or listing a service(s) i.e. babysitting, welding, Tupperware, snow removal...please give a list of the service, contact name and number(s).
