

Pawnee Hills Community Association

January/February 2006

Clubhouse Voice Mail/ Address/Website

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

PHCA Board Members

Vice President – Tina O'Bryan
Board Members – Pam Schultz, Walt Day, & Dawn Hill
Secretary – Walt Day (Tina O'Bryan – backup)
Treasurer – Sandy Perry
Facility Coordinator – Darren Jones
Assisting Facility Coordinator - Cynthia Cregger

Due to time constraints the January and February Newsletter information has been combined.

January Billing

The January billing should have been \$43.05 instead of the old amount of \$41.00. This will be corrected on your February bill. For February you will be billed your regular \$43.05 amount and an additional \$2.05 to correct for January.

2006 Budget

A copy of the final 2006 budget is attached. Please contact the board if you have any questions.

Board of Director's Meeting Date

The next BOD meeting will be held on Thursday, February 9th at 7:00 p.m. at the clubhouse located at 35644 Cheyenne Trail.

Notice of Public Hearing

Marguerite Ham of Western Country Ranches announced that the planning meeting for Diamond Ridge Development will be conducted at the Elbert County Planning Department on March 9th at 7:00 p.m. if you have any questions or would like to attend the meeting please call her at (303) 646-2857.

This hearing will be conducted at the Elbert County Planning Department, Elbert County Courthouse, Kiowa, Colorado 303-621-3136 by Greentree Land Co.LLC, Reason: Rezone from A (Agriculture) to PUD (Planned Unit Development). Project Name: Diamond Ridge. The Diamond Ridge property is a 51.2-acre site located four miles from Elizabeth near the intersection of County Road 150 and CR13. The applicant proposes rezoning the site to "PUD" from "A" (Agricultural). The development will include twenty-seven (27) single-family residential lots with a central wastewater treatment facility. Total open space will be 48.5% of the site. The development will include recreational amenities, picnic areas, equestrian/walking trails and paved roads. Residential lots are about one acre in size.

Christmas Decorating Contest Winners

Congratulations to the winners of the decorating contest and thanks to all who participated this year. The winners of the contest are listed below:

1365 Sioux Trail (they have won this contest three times)
1075 Pawnee Parkway (they have won this contest two times)
35587 Cheyenne Trail
1025 Pawnee Parkway

Honorable mentions are as follows:

1438 Pawnee Parkway
1912 Pawnee Parkway

Let Us Know

Please call the clubhouse at above number and leave a message if you notice anything that might need attention either at the clubhouse, barn, arena, mailbox shelter...this will help us to keep up with maintenance issues. Thank you.

Reserve Study

The final report is posted on the Pawnee Hills website at www.pawneehillshoa.org. Please contact the board if you have any questions regarding this study. Thank you.

Covenant Review Committee

The Covenant Review Committee is a group of volunteer homeowners sanctioned by the Board of Directors to review our current Covenants and Bylaws.

To ensure the committee's efforts reflect the current views and needs of Pawnee Hills, every homeowner will be sent a survey to complete in the near future. Your completed survey will be the guiding force for this committee. Please fill it out to provide us with your ideas, suggestions and recommendations. Based on the data received, the committee will make recommendations to the board. **Please voice your opinion!**

The community's covenants and bylaws can be found at www.pawneehillshoa.org. We look forward to your input and support.

Covenant Violation Expenses – Current/Ongoing Expenses as of November 2005 (\$3,207.95)

The Board would like to encourage all homeowners with covenant violations to come into compliance so the association can avoid expenses like those reported below.

| | |
|---|---|
| Linda Lee | Greg and Holly Haan |
| \$ 4.42 1st mailing | \$ 4.42 1st mailing |
| \$ 4.42 2nd mailing | \$ 4.42 2nd mailing |
| \$138.33 lawyer meeting | \$138.33 lawyer meeting |
| \$ 51.54 demand letter | \$ 51.54 demand letter |
| \$300.00 enforcement lawsuit | \$300.00 enforcement lawsuit |
| \$ 20.80 copies | \$ 22.00 copies |
| \$ 1.48 postage | \$ 1.48 postage |
| \$ 75.00 notice of lis pendens | \$ 75.00 notice of lis pendens |
| \$136.00 filing fee | \$136.00 filing fee |
| \$ 34.00 process by Sheriff | \$ 64.00 process by Sheriff |
| \$ 10.05 copies, postage, letter to court to forward return of service | \$ 10.39 copies, postage, letter to court with return of service |
| \$185.00 motion for default & order | \$185.00 motion for default & order |
| \$ 46.25 e-file pleading | \$ 46.25 e-file pleading |
| \$ 8.00 e-filing fee | \$ 13.97 copies, postage, filing fee |
| \$ 9.07 filing fee, copies, postage | \$ 9.67 filing fee, copies, postage |
| \$ 34.48 notice to set trial | \$ 7.54 copies, postage, letter |
| \$ 46.25 phone conference w/Lee | \$ 46.25 court case research |
| \$ 34.05 notice of setting | \$370.00 disclosure, certificate of compliance; review of all documents |
| \$ 34.48 copies, postage, notice, cover letter | |
| \$ 46.25 court case research | \$ 27.75 e-file disclosure certs |
| \$370.00 disclosure, certificate of compliance; review of all documents | \$ 38.16 photocopies, postage |
| \$ 27.75 e-file disclosure certs | \$1,552.17 Total |
| \$ 38.16 photocopies, postage | |
| \$1,655.78 Total | |

Bret and Simone Wade, as of October 2005, expenses totaled \$727.65 (this amount is not part of above "current" ongoing expenses. They are currently in compliance and the Board considers this case closed.

Additional Legal Fees Not Tied with Above Violations

Issues brought up by Robert Rowland as of November 2005 - **\$1,992.31**. Some issues are brought up by Mr. Rowland when represented by counsel requiring the Board to reply to him through his lawyer, and some issues where brought up by Mr. Rowland requiring clarification from PHCA attorney.