

Pawnee Hills Community Association

January 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

Dues Increase

At the November 10th Board meeting a motion was made, seconded and unanimously passed to increase the dues 5% from our current rate of \$41.00 to \$43.05 (a \$2.05 increase) effective January 1, 2006.

2006 Budget

The final 2006 budget will be sent out to the community in the Homeowner's Meeting Notification packet and homeowner's will have a chance to ask questions regarding the final budget at the January homeowner's meeting.

Board of Director's Meeting

The next Board of Directors meeting will be held Thursday, January 12, 2006 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 21, 2006 at the clubhouse located at 35644 Cheyenne Trail. Check in will be from 9:00 a.m. until 9:55 a.m. Meeting will begin promptly at 10:00 a.m. You will be receiving an agenda, proxy and final budget information sometime in December.

Directory

If you have not yet sent in your directory update form, please fill it out and return it either with your monthly dues envelope or directly to PHCA, 35644 Cheyenne Trail, Elizabeth, CO 80107. Thank you.

PHCA Documents

Anyone who has PHCA original documents in their position to please return them to the clubhouse.

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.**

Nominating Committee

If anyone is interested in a board position in the upcoming election in January, please contact Pam Schultz, chairperson at (303) 646-3638 or Jim Chandler (leave a message for Jim at the clubhouse number listed above).

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 sometime after the first of the year. 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. If you have any questions please contact a committee member listed below or e-mail the committee at the above website address. We look forward to your input and support.

Covenant Review Committee Members:

Chuck Nichols – Chairman

Jim Chandler – Co-Chairman

Dawn Hill

Diane Minion

Cynthia Cregger

Todd Fukia

Stephen Gile

Linda Lee

Covenant Violation Expenses – as of October 2005 (\$3,063.78)

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.

<p>Bret and Simone Wade \$ 4.42 1st mailing \$ 4.42 2nd mailing \$138.34 lawyer meeting \$ 51.54 demand letter \$ 51.51 letter to verify goat \$250.00 enforcement lawsuit \$ 64.00 service of process \$ 9.88 copies, postage, cover letter \$ 84.76 motion & order to dismiss \$ 6.59 copies, postage \$ 61.05 letter to their attorney \$ 1.14 copies, postage \$727.65 Total</p>	<p>Linda Lee \$ 4.42 1st mailing \$ 4.42 2nd mailing \$138.33 lawyer meeting \$ 51.54 demand letter \$300.00 enforcement lawsuit \$ 20.80 copies \$ 1.48 postage \$ 75.00 notice of lis pendens \$136.00 filing fee \$ 34.00 process by Sheriff \$ 10.05 copies, postage, letter to court to forward return of service \$185.00 motion for default & order \$ 46.25 e-file pleading \$ 8.00 e-filing fee \$ 9.07 filing fee, copies, postage \$ 34.48 notice to set trial \$ 46.25 phone conference w/Lee \$ 34.05 notice of setting \$ 34.48 copies, postage, notice, cover letter \$ 46.25 court case research \$1,219.87 Total</p>	<p>Greg and Holly Haan \$ 4.42 1st mailing \$ 4.42 2nd mailing \$138.33 lawyer meeting \$ 51.54 demand letter \$300.00 enforcement lawsuit \$ 22.00 copies \$ 1.48 postage \$ 75.00 notice of lis pendens \$136.00 filing fee \$ 64.00 process by Sheriff \$ 10.39 copies, postage, letter to court with return of service \$185.00 motion for default & order \$ 46.25 e-file pleading \$ 13.97 copies, postage, filing fee \$ 9.67 filing fee, copies, postage \$ 7.54 copies, postage, letter \$ 46.25 court case research \$1,116.26 Total</p>
---	--	--

Additional Legal Fees Not Tied with Above Violations

Issues brought up by Robert Rowland represented by legal council as of October 2005 - **\$1,529.81**. As Mr. Rowland has retained counsel all replies to him must be made through the association's attorney.

2005 Annual Christmas Light Decorating Contest

Please see the attached flyer regarding the 2005 annual Christmas light decorating contest. Judging will be held on December 16, 2005 between the hours of 6:00 p.m. and 8:00 p.m. (homeowners need not be home at time of judging). The Activities Committee will notify winners of the contest.

FYI

The following link is the Colorado Bureau of Investigation web site for sex offenders - <http://sor.state.co.us/> or you can go to www.familywatchdog.us/ShowList. The above sites may or may not be accurate or complete and in no way is endorsed by PHCA.