

Pawnee Hills Community Association

June 2006

Clubhouse Voice Mail/ Address/Website

(303) 646-0126

35644 Cheyenne Trail Elizabeth, CO 80107

www.pawneehillshoa.org

PHCA Board Members

President – Tina O'Bryan

Vice President - Pam Schultz

Board Member & Secretary – Walt Day

Treasurer – Sandy Perry

Facility Coordinator – Darren Jones

Assistant Facility Coordinator - Cynthia Cregger

(Note: There was no newsletter for the month of May).

Board of Director's Meeting

The next Board of Director's meeting will be held on **Thursday, June 8, 2006 at 7:00 p.m.** at the clubhouse located at 35644 Cheyenne Trail.

Homeowner's Meeting

The next scheduled homeowner's meeting will be held on **Saturday, July 29th at 10:00 a.m.** at the clubhouse located at 35644 Cheyenne Trail.

T-Post Caps on Fencing

There have been reports of horses being impaled by t-posts within the community. We are asking that any homeowner with t-posts put caps on top of the posts to help prevent these types of accidents. Caps can be purchased at the Elizabeth Feed store, Big R or Ace Hardware.

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.

Covenant Review Committee

The Covenant Review Committee would like to thank those homeowners who have returned their surveys. The support from the community has been very helpful. For those of you who have not yet returned your survey, it is not too late. We encourage your opinion.

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.

Volunteers

We are looking for volunteers for open board positions and for writing the newsletter. Please contact the board at the above number and let us know if you are interested in helping your community.

Swim Lessons

We are checking to see if there is an interest within the community for swim lessons. A certified swim instructor would teach lessons. Group swim lessons for children would be for 4 – 5 children per group, for 5 days (M-F) ½ hour lessons per day for \$45/week. Private lessons could also be set up at a cost of \$25 per ½ hour. Please leave a message for Tina O'Bryan at the clubhouse number listed above if you are interested.

Covenant Reminder

“Article VI – Restrictions: 7. Livestock. No animals, livestock or poultry shall be allowed either temporarily or permanently, except the following: horses, dogs, cats and other usual and suitable household pets. A maximum of four (4) horses per 5-acre plot will be allowed and four (4) adult dogs and/or cats per household. The above exceptions are for household enjoyment only and shall not be raised, bred or boarded for any commercial purposes...”

Bylaw Reminder

“Article VIII – Assessments: 2. Good Standing. A member shall be deemed to be in good standing and entitled to vote at any annual or special meeting-of the members, within the meaning of these Bylaws, if and only if he shall have fully paid all assessments made or levied against him and the lot owned by him.”

Collection Chart

Listed below is a chart of fees that homeowners will incur for any unpaid monies due to Pawnee Hills Community Association. Please note these fees are subject to change.

ADDITIONAL SERVICES PERFORMED (includes postage):	**FEES**
BILL LATE FEE & INTEREST, MAIL LETTER #1 FROM PHCA PRESIDENT	\$25.39
BILL LATE FEE & INTEREST, MAIL LETTER #2 FROM PHCA- REMINDER	\$25.39
BILL LATE FEE & INTEREST, MAIL w/LIEN COPY TO OWNER, PREP LIEN & MAIL w/\$6 FEE TO ELBERT COUNTY CLERK	\$46.78
AFTER LIEN IS RECORDED, BILL LATE FEES & MAIL TO OWNER, MAIL ALL COLLECTION DOCUMENTS TO ATTORNEY	\$20.78
AFTER DOCUMENTS SENT TO LAWYER, BILL LATE FEES & MAIL TO OWNER, MAIL ATTORNEY DETAIL ACCT LEDGER	\$15.78
BILL COVENANT VIOLATIONS, LEGAL FEES & OTHER NON-DUES AMOUNTS	\$10.39
PREP RELEASE OF LIEN & MAIL w/\$6 FEE TO ELBERT COUNTY CLERK, MAIL RECORDED RELEASE TO OWNER	\$46.78
ATTORNEY SENDS DEMAND LETTER	\$54.58
ATTORNEY FILES LAWSUIT	\$364.68
ATTORNEY HAS LAWSUIT PAPERWORK HAND DELIVERED TO OWNER	\$50 - \$150

****FEES SUBJECT TO CHANGE****

Covenant Violation Expenses – Current/Ongoing Expenses as of April 2006 (\$8,989.17)

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>Linda Lee</p> <p>\$ 4.42 1st mailing</p> <p>\$ 4.42 2nd mailing</p> <p>\$ 138.33 lawyer meeting</p> <p>\$ 51.54 demand letter</p> <p>\$ 300.00 enforcement lawsuit</p> <p>\$ 20.80 copies</p> <p>\$ 1.48 postage</p> <p>\$ 75.00 notice of lis pendens</p> <p>\$ 136.00 filing fee</p> <p>\$ 34.00 process by Sheriff</p> <p>\$ 10.05 copies, postage, letter to court to forward return of service</p> <p>\$ 185.00 motion for default & order</p> <p>\$ 46.25 e-file pleading</p> <p>\$ 8.00 e-filing fee</p> <p>\$ 9.07 filing fee, copies, postage</p> <p>\$ 34.48 notice to set trial</p> <p>\$ 46.25 phone conference w/Lee</p> <p>\$ 34.05 notice of setting</p> <p>\$ 34.48 copies, postage, notice, cover letter</p> <p>\$ 46.25 court case research</p> <p>\$ 370.00 disclosure, certificate of compliance; review of all documents</p> <p>\$ 27.75 e-file disclosure certs</p> <p>\$ 38.16 photocopies, postage</p> <p>\$ 8.30 e-filing fee</p> <p>\$ 46.25 telephone conference</p> <p>\$ 30.52 letter</p> <p>\$ 92.50 draft response motion</p> <p>\$ 61.05 draft trial mgmt order; telephone conference w/ court</p> <p>\$ 61.05 letter re order</p> <p>\$ 8.22 e filing</p> <p>\$ 34.56 notice of setting</p> <p>\$ 1.78 postage/copies</p> <p>\$ 30.83 telephone conference</p> <p>\$ 370.00 trial mgmt order</p> <p>\$ 231.25 prepare for trial</p> <p>\$ 185.00 prep exhibit books</p> <p>\$ 878.75 attend trial</p> <p>\$3,695.84 Total</p>	<p>Greg and Holly Haan</p> <p>\$ 4.42 1st mailing</p> <p>\$ 4.42 2nd mailing</p> <p>\$138.33 lawyer meeting</p> <p>\$ 51.54 demand letter</p> <p>\$300.00 enforcement lawsuit</p> <p>\$ 22.00 copies</p> <p>\$ 1.48 postage</p> <p>\$ 75.00 notice of lis pendens</p> <p>\$136.00 filing fee</p> <p>\$ 64.00 process by Sheriff</p> <p>\$ 10.39 copies, postage, letter to court with return of service</p> <p>\$185.00 motion for default & order</p> <p>\$ 46.25 e-file pleading</p> <p>\$ 13.97 copies, postage, filing fee</p> <p>\$ 9.67 filing fee, copies, postage</p> <p>\$ 7.54 copies, postage, letter</p> <p>\$ 46.25 court case research</p> <p>\$370.00 disclosure, certificate of compliance; review of all documents</p> <p>\$ 27.75 e-file disclosure certs</p> <p>\$ 38.16 photocopies, postage</p> <p>\$185.00 draft response motion to dismiss and order</p> <p>\$ 8.90 e-filing</p> <p>\$ 10.05 copies, postage & cover letter</p> <p>\$ 46.25 telephone conference</p> <p>\$ 30.53 letter</p> <p>\$ 34.82 postage, copies, notice, letter</p> <p>\$508.75 upcoming litigation mtg.</p> <p>\$185.00 telephone hearing</p> <p>\$370.00 prep of exhibits/conf.call</p> <p>\$185.00 mtg. prep. trial</p> <p>\$1,480.00 mtg. witnesses/attend trial</p> <p>\$ 30.84 telephone conference</p> <p>\$ 138.75 research atty fees</p> <p>\$ 323.75 draft brief & order</p> <p>\$5,089.81 Total</p>	<p>John and Susan MacArthur</p> <p>\$ 4.42 1st mailing</p> <p>\$ 4.42 2nd mailing</p> <p>\$ 46.25 telephone conference</p> <p>\$ 51.54 demand letter</p> <p>\$ 1.98 postage/copies</p> <p>\$ 62.50 letter re breeding</p> <p>\$.79 postage/copies</p> <p>\$ 30.83 telephone conference</p> <p>\$.79 postage and copies</p> <p>\$ 203.52 Total</p>
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