

**Treasurer** - Sandy Perry

**Secretary** - Tina O'Bryan

**Facility Coordinator**  
Cynthia Cregger

**Activities Committee**  
Karlene Herbrand  
(303) 646-3918

**Architectural Control**  
Pete Smilanic  
(303) 419-7815- cell  
(303) 646-9986 - fax

**Newsletter** -Tina O'Bryan  
(303) 646-2503

**Nominating Committee**  
Pam Schultz (303) 646-3638

**Equestrian Committee**  
RC Cuellar  
rcuellar26@msn.com

**Welcoming Committee**  
Robin Pickering

**Website**  
Sandy Perry - Chairperson

[www.pawneehillshoa.org](http://www.pawneehillshoa.org)

### Contact Information

Elbert County Road and Bridge  
(303) 621-3157 (303) 621-3153 fax  
Elbert County Animal Control  
(303) 621-2027 (303) 621-2055 fax  
Elbert County Code Enforcement  
(303) 621-3182  
Elizabeth Post Office—(303) 646-0049

### We'd like more Green !

Thanks to all the homeowners who signed up to receive the newsletter online. It may be in small steps, but reducing costs in all possible ways is our goal. For online distribution email [pawneehills@qwestoffice.net](mailto:pawneehills@qwestoffice.net).

### Newsletter Advertising Rates

- **Business Card**  
\$5.00/month or  
\$55.00/year
- **Half-Page Ad**  
\$15.00/month
- **Full-Page Ad**  
\$25.00/month

Advertise your business or service!

Contact Tina O'Bryan for information (303) 646-2503.

Deadline - the 15th of the preceding month

[www.pawneehillshoa.org](http://www.pawneehillshoa.org)

PAWNEE HILLS COMMUNITY  
ASSOCIATION  
35644 CHEYENNE TRAIL  
ELIZABETH, CO 80107  
(303) 646-0126

Pawnee Hills Community Association  
35644 Cheyenne Trail  
Elizabeth, CO 80107  
(303) 646-0126  
pawneehillshoa.org

Monthly Dues:  
**\$49.83**

# Pawnee Hills News

A covenant protected community

March 2010

## Board of Directors

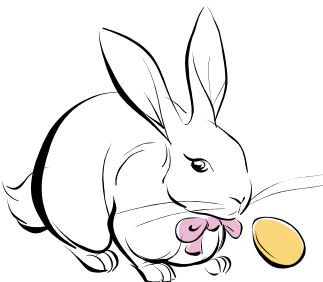
Tina O'Bryan - *President*  
Pam Schultz - *V President*  
April Osborn  
Chuck Nichols

Make sure to mail your monthly payments to: PHCA  
c/o Colorado Management  
PO Box 105007  
Atlanta, GA 30348-5007

Include your account # on your payment.  
(Note: payments are not accepted at any Colorado Mgmt. Assoc. locations).

Easter Egg Hunt  
Saturday, March 27th at the clubhouse.

9:30 am photos with the Easter Bunny and 10 am egg hunt.



## News from the Board

### Account Activity Report (Ledger Of Your Account)

To insure that you are not incurring additional fees for late payments we encourage you to request a current ledger of your account. You can do that by going to pawneehillshoa.org. Click on "Contact Information", then go to "Account Activity Report—click here". It will link to CMA's website for Home Owner Account Activity Report. Complete the form and "Submit Request".

It is the responsibility of every homeowner to ensure that they are current on their dues.

### Dues

Please make sure you are paying the correct amount for your monthly dues. Beginning in January the dues increased to \$49.83. If you are paying through automatic bill pay or through Smart Street, you must make sure to notify them of the change in the amount. This is not done automatically.

### Open Board Position

We have an open board position. The appointment of the board position would be until the next annual meeting in January 2011. If you are interested, please leave a message at (303) 646-0126.

### Website

If you have any suggestions or information you would like to see available on our website, please contact the board at the clubhouse phone number.

### 2nd Tennis Court

At the annual meeting it was brought to our attention the tennis court located above the sport court is currently unusable. The board is discussing the removal of and the replacement with two volleyball courts. The cost of the repairs to the tennis court would exceed \$30,000. The volleyball courts would add more recreational opportunities to the community. We would encourage homeowners to give us your ideas and opinions regarding these changes. Please contact Pam Schultz at (303) 646-3638.

## Activities Calendar

**March 15th**—Book Club book will be "The Blood of Flowers" by Anita Amirrezvani at the clubhouse at 7 pm.

**March 29th**—Coffee Club at 10 am and the clubhouse.

**April** book will be "The Help" by Kathryn Stockett

### FEBRUARY BOARD MEETING

Thursday, March 11th  
6:00 pm

At the Pawnee Hills  
Clubhouse

(Homeowners are  
welcome)

## Monthly Financials - Balances as of January 2010

<b>OPERATING ACCOUNTS</b>	<b>Beginning Balance</b>	<b>Deposits</b>	<b>Monthly Interest</b>	<b>Disbursements</b>	<b>Ending Balance</b>
Petty Cash	\$ 350.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 350.00
Checking	\$ 10,434.32	\$ 9,209.15	\$ 0.00	(\$ 5,782.67)	\$13,860.80
Savings	\$ 1,750.08	\$ 0.00	\$ .15	\$ 0.00	\$ 1,750.23
<b>TOTAL OPERATING</b>	<b>\$ 12,534.40</b>	<b>\$ 9,209.15</b>	<b>\$ .15</b>	<b>(\$ 5,782.67)</b>	<b>\$15,961.03</b>
<b>RESTRICTED RESERVE</b>					
<b>ACCOUNTS</b>					
Replacement Fund	\$ 27,272.15	\$ 1,336.00	\$ 6.22	\$ 0.00	\$ 30,614.37
<b>TOTAL RESERVES</b>	<b>\$ 29,272.15</b>	<b>\$ 1,336.00</b>	<b>\$ 6.22</b>	<b>\$ 0.00</b>	<b>\$ 30,614.37</b>
<b>TOTALS</b>	<b>\$ 41,806.55</b>	<b>\$ 10,545.15</b>	<b>\$ 6.37</b>	<b>(\$ 5,782.67)</b>	<b>\$ 46,575.40</b>

### Activities Committee

The Activities Committee welcomes volunteers and ideas for additional activities. Please contact Karlene Herbrand, Committee Chair, at email address [bherbrand@aol.com](mailto:bherbrand@aol.com).

### Pawnee Pride and Picnic will be held on Saturday, May 15th

- Cynthia will provide a list of community projects for volunteers
- Volunteers will meet at the clubhouse at 9:00 a.m.
- Community cleanup will be from 9:00 a.m. to noon
- Or you can pick up trash where your property meets the road
- Picnic lunch provided for all at noon
- If you're unable to assist with the cleanup, please still join us for lunch



### 2010 Reserve Study

In 2009, the State of Colorado mandated that all homeowner's associations are required to complete a reserve study and be updated every three (3) years. Our last reserve study was done in 2005. The board has contracted Aspen Reserve Specialties to update our study. As soon as the report is finalized it will be posted on the website. Please feel free to contact the board if you have any questions regarding this study.

# BEWARE THE IDES OF MARCH!

*Corporate Income Taxes due March 15th.*



**TAMATHA S. NEUMAN, CPA, PC**  
*Accounting, Tax and Computer Solutions*

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accounting profession to work for you.*

*I am proficient with QuickBooks and many other accounting software packages.  
I provide guidance on all current tax compliance questions,  
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*Service to you is my greatest responsibility.*

*Call Tammy for a complimentary half-hour consultation  
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**35519 CHEYENNE TRAIL • ELIZABETH, CO 80107**  
**303.204.7415 • TAMATHACPA@AOL.COM**