

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

Pawnee Hills News

A Covenant Protected Community

Volume I Issue 5

August 2008

Board of Directors

Tina O'Bryan - President

Pam Schultz - V. President

Greg Brendlinger

Gail Brouillard

April Osborn

New Board Member Appointed

Gail Brouillard was appointed as a board member at last month's board meeting. She is filling the position left vacant upon the resignation of Brian Cook. Gail's term will end in January 2009 when board member elections will be held. Thank you, Gail for volunteering to fill this position.

**Mark your
Calendars!!**

**September 11
Board Meeting**
7:00 p.m. at the
clubhouse

**September 13
PH Community
Trail Ride**
Meet at the barn/arena at
11:00 a.m.

News From the Board...More Water Ad- judication Information

To keep our comfortable lifestyles and property values long into the future, we need to secure our water rights, individually and as a community.

Elbert County lacks the funds to create an overlay district that would regulate the amount of water taken from under your land and sold to other counties and growing metro areas.

We can protect ourselves by adjudicating (obtaining water rights through a water court) for the right to a set amount of water based on the amount of land we own.

A decree (the judgment of the court) would quantify and grant water rights to the lot owners for aquifers not covered under your existing well permit, should your well become unusable.

As an association, we can secure the rights for our two common areas (the clubhouse and arena) to use as community shared wells, if this becomes necessary.

A decree does not change your existing well permit, and a permit would still be necessary to dig a new well to any of the decreed aquifers (just a formality), and it doesn't guarantee the quantity or

quality of your water. It wouldn't cover your existing well aquifer (permitted or not), because it might limit your existing rights (domestic vs household use only).

There is no guarantee that an objection will not be submitted, possibly increasing the legal costs, or negating parts of the decree request. The decree contains individual lot information, and the rights would be in the lot owner's name. If your name is not on the application, the water rights to your property will not be included.

A decreed water right grandfather's restrictions in future law, has a positive influence on your property value, can be used as leverage in bargaining an exchange for city water, and can be used as water flow leverage against new residential developers and commercial builders applying to dig new wells.

The cost to submit an application would be divided by the number of lot owners, so the more of us that participate, the less the cost.

Now is a good time to apply, as there has been little objection to local water decrees, and it will only get more difficult and expensive over time.

We will need to choose counsel that specializes in water issues, get as many lot owners as possible to sign a consent form that will allow them to proceed with the request and file with the District Water Court, then allow for an objection period.

For more information visit Pawneehills@yahoo.com.

For a copy of your well permit:
Division of Water Resources
www.water.state.co.us OR
Records: 303-866-3447
Ground Water Information:
303-866-3587

Any information provided by a Pawnee Hills board member is to the best of our knowledge and may not be construed as an expert opinion.

**The pool will close
following Labor
Day Weekend...**

**It will re-open
Memorial Day
Weekend 2009.**

The Board will be discussing the 2009 budget at this month's board meeting, Thursday, September 11.

GO GREEN!!

SAVE A TREE AND A STAMP!!!

Receive your newsletter on-line
Just email your request to Susan Laessig
at slaess@msn.com.
Thanks to all of you that get your newsletter
on-line!!!

Activities Committee Busy

- **October 25 - Halloween Party for all ages at the Clubhouse**
- **Mid December - Holiday Decorating Contest (date will be announced later)**

Financial Information - Balances as of 07/2008

OPERATING ACCOUNTS	Beginning Balance	Deposits	Monthly Interest	Disbursements	Ending Balance
Petty Cash	\$ 250.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 250.00
Checking	\$ 1,922.74	\$ 14,968.23		(\$16,617.66)	\$ 273.31
Savings	\$12,298.07	\$ 0.00	\$ 9.45	(\$ 6,600.00)	\$ 5,707.52
TOTAL OPERATING	\$14,470.81	\$ 14,968.23	\$9.45	(23,217.66)	\$ 6,230.83
RESTRICTED RESERVE ACCOUNTS					
Replacement Fund	\$14,956.29	\$ 906.00	\$15.07	0.00	\$15,877.36
TOTAL RESERVES	\$14,956.29	\$ 906.00	\$15.07	0.00	\$15,877.36
TOTALS	\$29,427.10	\$ 15,874.23	\$24.52	(\$ 23,217.66)	\$22,108.19

Newsletter Advertising Rates

- **Business Card**
\$5.00/month or \$55.00/year
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Advertise your business or service!

Have your ad designed or design it yourself!

Contact Susan Laessig at slaess@msn.com for information...

Deadline - the 15th of the preceding month

Additional financial information is available on our website...www.pawneehillshoa.org

Equestrian Roundup

IT'S DONE!! The Pawnee Hills Community Arena has been re-surfaced! Over the last month, we have had the hard packed clay pan broken up and the arena crowned. The arena was then topped off with 2 inches of structural sand. Structural sand is designed to hold weight much better than washed sand and is a good quality footing for a variety of disciplines. This was a very important factor when choosing both the type of sand and the amount added to the arena. The committee kept in mind that there would be all kinds of usage for the community arena and felt a compromise was made that could accommodate everyone. There has been a lot of positive feedback on the recent upgrades.

The budget for Pawnee Hills is being pulled together now by the Board of Directors. One item that will be addressed next year by the Equestrian committee will be restaining the barn and possibly

painting the railing of the arena. The Equestrian committee is asking homeowners for any thoughts or improvements you would like to see at the arena area. Please email RC Cuellar @ rcuellar26@msn.com with your thoughts.

Can you feel fall in the air? The nights are cooler and the Colorado monsoon season is here. It seems as though a month ago we were begging for rain, and now it's raining every night. Remember that all this rain can cause some issues with your equine partners.

Rain rot is one of the most common skin infections seen in horses. It is also referred to as "rain scald" or "streptothricosis". The organism that causes rain rot appears and multiplies in warm, damp conditions where high temperature and high humidity are present. This condition is not life-threatening, so don't worry. However, while the horse has rain rot, any equipment that may rub and irritate the infected skin (such as saddles and leg wraps) should be eliminated.

Rain rot can appear as large crust-like scabs, or small 1/4 inch matted tufts of hair. There is usually dozens of tiny scabs that have embedded hair and can be easily scraped off. Underneath the scabs, the skin is usually (but not always) pink with puss when the scabs are first removed, then it becomes gray and dry as it heals. It is usually hard to differentiate rain rot from other similar skin conditions, so if you are unsure, call your veterinarian.

by RC Cuellar

In the early stages, you will be able to feel small lumps on the horses' skin or hair by running your hand over your horse's coat.

Rain rot usually appears on the horse's back and rump, along with the back of the fetlock and front of the cannon bone. It may also appear on the tips of the horse's ears and around the eyes and muzzle. When rain rot appears on the lower limbs (behind the fetlock), it is most commonly referred to as "dew poisoning".

THE TREATMENT:

1. Keep the horse in a dry, clean area that is very well ventilated. Give the horse protection against biting insects. Separate the horse from any others that also have rain rot.
2. Use an antimicrobial shampoo that lathers well. Vigorously lather the horse, let sit for 10 minutes, then rinse. Be sure to follow with a conditioner that works well. Continue this for daily for 1 week.
3. Remove all scabs that are present. This is usually painful for the horse, so be gentle! The best way I have seen to remove these scabs is to temporarily moisten them (so they become soft and easy to remove). Be sure to dry the horse immediately after scab removal.



**COLORADO EQUINE
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RC Cuellar
Owner/Operator

303.564.8574
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rcuellar26@msn.com
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**2nd Saturday of the Month - September 13, 11:00 a.m.
Community Trail Ride**

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NOT A HAPPY KITTY!!!

Watch out for your pets, especially those kitties. This Belgian Trail "resident" recently spent the evening and most of the morning on top of this telephone pole. She didn't go in for the evening and more than likely was chased by either fox or coyote.

SO...with the increase in wild animals around here, take an extra minute and make sure your animals are locked up at night.

Maybe this kitty won't be so independent anymore...

Treasurer Position Still Available

Sandy Perry has submitted her resignation as treasurer. If you are interested, please contact Pam Schultz at 303-646-3638 or the clubhouse at 303-646-0126 and leave a message. The Board is extremely thankful for all of Sandy's hard work and dedication for these past three years. Sandy is willing to work with the new treasurer to ensure a smooth transition.

Treasurer - Sandy Perry

Facility Coordinator
Cynthia Cregar

Activities Committee
Karlene Herbrand
(303) 646-3918

Architectural Control
Pete Smilanic – Chairperson
(303) 419-7566

Newsletter
Susan Laessig - Editor
(303) 646-3547

Welcoming Committee
Pam Schultz - Chairperson
(303) 646-3638

Equestrian Committee
RC Cuellar – Chairperson
rcuellar26@msn.com

Website
Sandy Perry - Chairperson

Covenant
Bill Curley - Chairperson
(303) 646-9059