

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 7

November 2008

Board of Directors

Tina O'Bryan - President

Pam Schultz - V. President

Greg Brendlinger

Gail Brouillard

April Osborn

More Water Information Given at Meeting

Despite the conflict with the presidential debates on October 7th, there was an impressive turnout at the clubhouse to hear Kevin Rein from the Colorado Division of Water Resources, as well as representatives for the Denver water law firm Petrock

and Fendel. An informative presentation by Mr. Rein was followed by a discussion about well permits and water rights, by Gary Crosby, paralegal, and attorney Matt Poznanovic.

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Correction to the October Newsletter

The dues increase effective January 1, 2009, was incorrectly stated in last month's newsletter. The dues will go from \$45.20 to \$47.46 - the October newsletter stated the 5% dues increase was from \$42.50 - \$47.76. We apologize for the error.



Mark your Calendars!!

**November 13
Board Meeting**
7:00 p.m. at the
clubhouse

**November 15
PH Community
Trail Ride**
Meet at the barn/arena
at 11:00 a.m.

**November 27
Happy Thanksgiving!**

Financial Information - Balances as of 09/2008

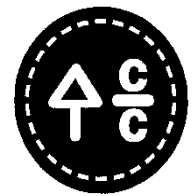
OPERATING ACCOUNTS	Beginning Balance	Deposits	Monthly Interest	Disbursements	Ending Balance
Petty Cash	\$ 250.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 250.00
Checking	\$ 2,871.07	\$ 8,442.33		(\$ 8,950.10)	\$ 2,363.30
Savings	\$ 709.17	\$ 0.00	\$ 0.44	\$ 0.00	\$ 709.61
TOTAL OPERATING	\$ 3,830.24	\$ 8,442.33	\$ 0.44	(\$ 8,950.10)	\$ 3,322.91
RESTRICTED RESERVE ACCOUNTS					
Replacement Fund	\$11,611.27	\$ 906.00	\$11.44	(\$ 523.00)	\$12,005.71
TOTAL RESERVES	\$11,611.27	\$ 906.00	\$11.44	(\$ 523.00)	\$12,005.71
TOTALS	\$15,441.51	\$ 9,348.33	\$11.88	(\$9,473.10)	\$15,328.62

(All financial information is available on the website)

Activities Committee Busy



- **Mid December - Holiday Decorating Contest...further details will follow**



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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!!! You're saving the Association money each month...We are adding more to the email list each month!!

Continued from page 1

Because of the interest expressed by many homeowners, Gary and Matt will send more information which will include a consent form for anyone interested in water adjudication. You should receive this in the mail by mid-November. We already have enough interest to make the final cost to each homeowner to be \$150. The consent form, along with a check in the amount of \$150 made payable to "Petrock and Fendel" can be mailed to the clubhouse address at 35644 Cheyenne Trail, Elizabeth, CO 80107. We will be collecting the consent forms and the checks and then forwarding the forms and checks to Petrock and Fendel.

Additionally, there has been an incident where a prospective home-buyer in our "equestrian community" withdrew their offer after discovering that the well permit (which is now required by law to be made available) was for household use only and did not permit horses or irrigation.

There is a difference between a household well permit and domestic well permit. Typically, a household well permit does not allow for the watering of horses or irrigation. Some of our wells were drilled after the State of Colorado quit issuing domestic well permits for lots under 35 acres. Unless there were stipulations (for horses or irrigation) made at the time a

household permit was issued, you are prohibited to water horses and irrigate. This could be a problem if you have such a permit for your well and ever put your property on the market.

This issue can be addressed through a separate water court case (augmentation), and as with adjudication, the more homeowners involved, the lower the cost. There will be more information provided by Petrock and Fendel.

If you haven't received your information by mid-November, please contact Gary Crosby, paralegal, by phone at (303) 534-0702, or by email at gary@petrockfendel.com. For a copy of your well permit, contact the Colorado Division of Water Resources, Records Section at (303) 866-3447.

**2nd Saturday of the Month - November 13, 11:00 a.m.
Community Trail Ride**

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Happy Thanksgiving!



Treasurer - Vacant

Facility Coordinator
Cynthia Cregar

Activities Committee
Karlene Herbrand
(303) 646-3918

Architectural Control
Pete Smilanic – Chairperson
(303) 419-781- cell
(303)646-9986 - fax

Newsletter
Susan Laessig - Editor
(303) 646-3547

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

Equestrian Committee
Vacant

Website
Sandy Perry - Chairperson

**Exercise Your
Right to Vote!**

**Tuesday
November 4**

*Please be respectful of
political signs in our
community!*

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!

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

Deadline - the 15th of the
preceding month