

**Treasurer** - Sandy Perry

**Secretary** - Tina O'Bryan

**Facility Coordinator**

Cynthia Cregger  
(720) 939-8254 cell

**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**

Diane Minion (303) 646-4854

**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

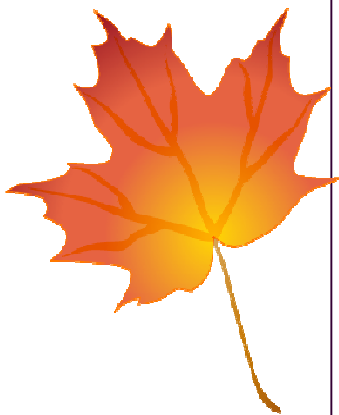
Monthly Dues:  
\$49.83

#### Board of Directors

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

Make sure to mail  
your monthly pay-  
ments to: PHCA  
c/o Colorado Man-  
agement  
PO Box 105007  
Atlanta, GA 30348-  
5007

Include your ac-  
count # on your  
payment.  
(Note: payments  
are not accepted at  
any Colorado  
Mgmt. Assoc. loca-  
tions).



# Pawnee Hills News

A covenant protected community

November 2010

## News from the Board

### Annual Meeting

The annual meeting will be held on Saturday, January 29, 2011 at 10 am. At this meeting we will be electing new board members. We will have all five (5) board positions open at this time.

If a quorum (51) is not met either by homeowners present or by proxy, those present at the meeting merely adjourn the meeting to another date and time, by a vote of the majority of persons present. In the meantime, the directors continue to act with full authority until their replacements are duly elected and have held their first meeting. The directors whose terms would have ordinarily expired continue until their replacements are elected and have held the first meeting.

Currently, Pam Shultz, Tina O'Bryan and April Osborn will be running

for office at the January meeting. If you are interested in adding your name to the ballot, please leave a message at (303) 646-0126.

You will be receiving a cover letter, proxy and an agenda in the mail sometime in December. If you are unable to attend the meeting, please sign your proxy over to someone who will be attending.

Also, we are currently looking for a Secretary and someone interested in writing the newsletter.

### Trash Receptacle at Mailbox Shelter

As a courtesy we provide a trash receptacle at the mailbox shelter for homeowners to use to toss junk mail. We have found that there are some homeowners using this receptacle for their personal household trash. Every homeowner is responsible for their own trash removal

service.

### Lights On... No Ones Home

Let us try to keep our costs down by insuring that we turn off all of the lights and turn the heat registers down at the clubhouse when you leave. Also insure that the doors are locked. Thanks!

### DUES INCREASE

Starting in January your dues will increase to \$52.32. You will receive a cover letter with coupon book with the increase in the mail soon. We will be discussing the increase and the 2011 budget at our next Board meeting on Thursday, November 11th at 6 pm at the clubhouse.

If you are currently paying by auto pay, you must insure to notify your bank as to the increased amount. Also note—CMA's delinquent fee will increase from \$10 to \$15 beginning in January.

## Monthly Financials - Balances as of September 2010

### PAWNEE HILLS COMMUNITY ASSOCIATION

STATUS OF ACCOUNTS	Month of Sep-10					
	BEGINNING BALANCE	DEPOSITS	MONTHLY INTEREST	DISBURSEMENTS	ENDING BALANCE	
<b>OPERATING ACCOUNTS</b>						
Petty Cash	\$350.00	\$0.00	\$0.00	\$0.00	\$350.00	1
Checking - RBC Centura	\$17,778.74	\$7,184.37		(\$5,617.51)	\$19,345.60	2
Savings - RBC Centura	\$1,751.24	\$0.00	\$0.14	\$0.00	\$1,751.38	3
<b>TOTAL OPERATING</b>	<b>\$19,879.98</b>	<b>\$7,184.37</b>	<b>\$0.14</b>	<b>(\$5,617.51)</b>	<b>\$21,446.98</b>	
<b>RESTRICTED RESERVE ACCTS</b>						
Replacement Fund - RBC Centi	\$23,518.83	\$1,331.00	\$5.40	\$0.00	\$24,855.23	4
					\$0.00	5
					\$0.00	6
<b>TOTAL RESERVES</b>	<b>\$23,518.83</b>	<b>\$1,331.00</b>	<b>\$5.40</b>	<b>\$0.00</b>	<b>\$24,855.23</b>	
<b>TOTALS</b>	<b>\$43,398.81</b>	<b>\$8,515.37</b>	<b>\$5.54</b>	<b>(\$5,617.51)</b>	<b>\$46,302.21</b>	

### NOVEMBER BOARD MEETING

Thursday, November  
11th  
6:00 pm

At the Pawnee Hills  
Clubhouse

(Homeowners are en-  
couraged to attend.)

### Activities Calendar

#### BOOK CLUB (3rd Monday of the month)

Book club will be held at the clubhouse at 7 pm the 3rd Monday of every month.

November's book—Plain Truth by Jodi Picoult

December's book—South of Broad by Pat Conroy

#### MONTHLY COFFEE (last Monday of the month)

The monthly coffee club meets the last Monday of the month at 10 a.m. at the clubhouse.

December 18th—Christmas decorating contest judging will be held on December 18th between 7 and 8:30 p.m. there will be four \$25 gift cards awarded.

## Master Plan

It was brought to the attention of the Board by a homeowner living on Pawnee Parkway that the Town of Elizabeth has created a “Street Plan” within their Master Plan to address future travel demand. Within that plan it identifies potential street routes and connections to alleviate traffic demand.

The current plan shows expanding CR 146 (Grant Road) from CR 3 through Pawnee Parkway connecting again with CR 146 going east and west. If you would like additional information regarding this plan go to [www.townofelizabeth.org](http://www.townofelizabeth.org), look to the left side of the page to “Planning and Land Use”. Go to “Street Plan”. There is a map showing the proposed two lane paved road going through our neighborhood. You can also Google “West Elbert County Transportation Master Plan” for additional information. The Board will continue to gather information and get it out to the community as it becomes more available.

Elizabeth’s Major Street Plan includes building a paved “minor collector” or “couplet” through the middle of our quiet equestrian community as an option to relieve future traffic congestion from SH86. This could endanger our riders and walkers, affect our property values, quality of life, and seriously jeopardize the very principle on which this community was founded.

Article II of our Protective Covenants states: “The Association, by and through its Architectural Control Committee, and/or its membership, shall be responsible for maintaining the subdivision as a highly desirable rural residential area”. This is why most homeowners chose to live here.

The Master Plan identified additional east—west access as the most important road way concern, which was confirmed by the 9/2004 CDOT study.

The time to have a voice is now, not after local, State, and/or Federal funds are made available, and they begin “negotiating” with the homeowners on Pawnee Parkway who will be the most direly affected.

**Contact April Osborn at (303) 646-0850 for further information.**