

**Treasurer** - Sandy Perry

**Secretary** - Liz Krupinski

**Facility Coordinator**  
Cynthia Cregger

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

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

**Newsletter**  
Liz Krupinski  
(303) 646-6267

**Welcoming & Nominating Committee**  
Pam Schultz - Chairperson (303) 646-3638

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

**Website**  
Sandy Perry - Chairperson



**BARN AND ARENA NOTICE!!**  
If you leave horses at the barn or arena/round pen make sure to have plenty of food and water for them. Please notify the clubhouse if you are leaving horses

**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.

**Newsletter Advertising Rates**

- **Business Card**  
\$5.00/month or \$55.00/year
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\$25.00/month

Advertise your business or service!

Contact Liz Krupinski at [panni\\_k@msn.com](mailto:panni_k@msn.com) for information.

Deadline - the 15th of the preceding month

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

# Pawnee Hills News

A covenant protected community

Volume II Issue XII December 2009

**Board of Directors**

Tina O'Bryan - *President*

Pam Schultz- *V President*

Mary Hill

Liz Krupinski

April Osborn

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

## News from the Board

**Dues**  
Just a reminder that the Board approved a dues increase for 2010. The new coupon books are being printed with the new dues of \$49.83 effective in January 2010.

2010. Sign in is from 9-9:55 am and the meeting begins at 10 am. We will be voting on two open board positions.

clean condition. We haven't had to assess cleaning charges, but please be reminded that the Facility Manager has sole discretion to determine if additional cleaning needs to be done after a reservation. If it does, a rate of \$25/hour will be assessed and taken from the deposit.

**Elections**  
Elections to serve on the Board will be held at the annual homeowners meeting in January. Anyone interested in serving should contact Pam at 303-646-3686.

**Clubhouse**  
The clubhouse can be reserved with a \$50 deposit. This deposit will be returned after an inspection of the clubhouse by the Facility Manager has been done and it is verified that the clubhouse is being returned in the same condition as it was before the reservation. A big thank you to all homeowners who reserve the clubhouse and return it in

**Chargeable Fees for Delinquent Accounts**  
Please see page 3 for a list of legal fees.

**November BOARD MEETING**

Thursday, Dec 10  
7:00 pm

At the Pawnee Hills Clubhouse

**2010 Annual Meeting**  
Please mark your calendars for January 30,

## Sauna/Steam Rules

There have been recent reports of a strong odor coming from the area of the steam/sauna necessitating additional cleaning in those amenities. Body oils and lotions can leave behind their scents and residue. Therefore, everyone is asked to shower prior to using the steam/sauna. Towels and soap have been provided for anyone not carrying their own.

## Card Party

The second card party was attempted on Friday, Nov 13. Only a few homeowners attended. The Activities Committee will discuss whether or not another should be scheduled sometime next year.

## Book Club

No gathering in December. Enjoy the holiday season. See you next year!

## Activities Calendar

**Please check the mail building for dates for the monthly coffee and book club meetings.**

**December**-Annual holiday decorating contest.

No other activities are scheduled for the very busy month of December.

See you all in January.

**2nd Saturday of the Month December 12, 11:00 am**

**Community Trail Ride (Weather Permitting)**



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

**Monthly Financials - Balances as of Oct 2009**

<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	\$ 2,133.12	\$ 9,101.05	\$ 0.00	(\$ 7,145.94)	\$ 4,088.23
Savings	\$ 1,749.14	\$ 0.00	\$ .37	\$ (0.00)	\$ 1,749.51
<b>TOTAL OPERATING</b>	<b>\$ 4,232.26</b>	<b>\$ 9,101.05</b>	<b>\$ .37</b>	<b>(\$ 7,145.94)</b>	<b>\$ 6,187.74</b>
<b>RESTRICTED RESERVE ACCOUNTS</b>					
Replacement Fund	\$ 26,308.79	\$ 1,268.00	\$ 10.85	\$ 0.00	\$ 26,717.64
<b>TOTAL RESERVES</b>	<b>\$ 26,308.79</b>	<b>\$ 1,268.00</b>	<b>\$ 10.85</b>	<b>\$ 0.00</b>	<b>\$ 26,717.64</b>
<b>TOTALS</b>	<b>\$ 30,514.05</b>	<b>\$ 10,369.05</b>	<b>\$ 11.22</b>	<b>(\$ 8,015.94)</b>	<b>\$ 32,905.38</b>

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- Multiple visits per day
- Midday Let Outs/Walks
- Pooper Scooper for all critters
- Administer Medications
- Newspaper and Mail pickup
- Curtains/Alternate Lighting
- Others services upon request

**“Where you can count on yours being treated just like mine, only the best care will do!”**

## Get Ready for the annual holiday decorating contest!

**Start designing now!**

**Untangle those lights!**

**Find those decorations!**

**Prizes for four lucky homeowners!**



**Legal Fees**-Charged to the homeowner's account and subject to change without notice

**PHCA Fees**

Late Fee	\$2.50
Interest	12% per annum on amount owed

**CMA Accounting Fees**

Delinquency Processing Fee	\$10.00
Non-sufficient Funds Fee	\$20.00

**Attorney Fees**

Demand Letter	\$51.68
Check Forward	\$5.64
Account Ledger Forward	\$76.68
Filing of Lien	\$121.52
Release of Lien	\$55.40
Filing of Collection Lawsuit	\$400.40
Filing of Various Motions and Notices	\$32.84 - \$212.16