



**It's Back  
To School  
Time!**  
Please keep  
an eye out  
for the kids  
and school  
buses!

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

Pawnee Hills Community Association Newsletter May 2012

**Important PHCA Contacts**

Pawneehillshoa.org

**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**

Lea Anne Russell  
LAColorado@q.com  
(303) 464-1402

**Nominating Committee**

Pam Schultz  
(303) 646-3638

**Equestrian Committee**

Diane Minion  
(303) 646-4854

**Welcoming Committee**

Robin Pickering  
(303) 688-3782

**Website**

Sandy Perry  
(303) 646-9932

**Colorado Management Assoc.**

Kerry Walker  
(720) 257-7521 extension 3134

**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

**Board of Directors**

Tina O'Bryan (President),  
Pam Schultz, Andrea Garnhart

# PAWNEE HILLS

COMMUNITY ASSOCIATION NEWSLETTER  
SEPT/OCT 2012

A COVENANT CONTROLLED COMMUNITY

35644 CHEYENNE TRAIL ELIZABETH, CO 80107 (303) 646-0126

**Community News**

While the community swimming pool normally closes following the Labor Day weekend, due to the warm weather, it will remain open as long as the weather permits. Enjoy!

**Board Members and Meetings**

Meeting minutes, financials, covenants, bylaws, rules and regulations and additional information is posted on the Pawnee Hills website (pawneehillshoa.org).

**July Homeowner's Meeting:** The homeowners meeting was held on Saturday, July 28th. We had 71 homeowners/lots represented either in person or by proxy. We had a quorum (51) to vote in a Board of Directors, but not enough to vote in the covenant change (112).

**Board of Directors:** The votes are in, and the new Board of Directors are Ginger Wood, Dennis Brown, Andrea Garnhart, Pam Schultz and Tina O'Bryan.

**Chickens?** It was voted to do a mail in ballot for the proposed covenant change, but the funding for the mailing will come from donations from the community and not from the association.

**Advertise Your Business or Services!**

**Newsletter Advertising Rates:**

- Business Card \$10.00/month or \$100.00/year
- Half-Page Ad \$20.00/month
- Full-Page Ad \$35.00/month

The next newsletter will be published in November.

Deadline - the 25th of preceding month

Submit your information to:

Lea Anne Russell at LAColorado@Q.com

## HOA Dues Reminder

Monthly Dues – \$54.94  
 PHCA c/o Colorado Management  
 PO Box 105007  
 Atlanta, GA 30348-5007

Please ensure that your payments are being sent to the correct address and include your account number on your payment. (Note: payments are not accepted at any Colorado Management locations). Reminder: There is a \$15 processing fee, \$2.50 late fee and 1% interest fee that will be assessed on any outstanding balances due PHCA. To ensure that you do not incur late fees you must have your full payment on time to the address provided.

### Previous Activities

The July 4th Parade and Ice Cream Social was well attended. Spectators had candy thrown to them and water balloons thrown near them. Courtney Montgomery graciously provided horse and carriage rides to all. Everyone had great patriotic decorations. Visit the Pawnee Hills web site to view pictures from this fun family friendly event.

The Community Garage Sale was held on August 24th and 25th. The Activities Committee put ads in the Denver Post, Community Newspapers and on Craigs List. Signs were posted directing shoppers to our community. Thank you to those who participated!

These two events each year, so plan now for next year!

## Your Community ... Activity Calendar

**Oct 20th** – Family Fall Festival at the Clubhouse – 6:00 pm (Chili supper provided)

**Oct 31st** – Trick or Treat – Homeowners that want visits from the little ghosts and goblins should leave outside lights on and place a pumpkin at the end of your driveway.

**Dec 14th** – Holiday Decorating Contest (Judging between 7:00 pm and 8:30 pm)

### REMAINING 2012 MONTHLY ACTIVITIES

Monthly Book Club – 3rd Monday of the month - 7:00 pm  
 (At the clubhouse unless otherwise posted).  
 Remaining Dates include:

Sep 17th Oct 15th Nov 19th Dec - none



Monthly Coffee – Last Monday of the Month - 10:00 am at the Clubhouse.  
 Open to ALL (Men, Women, Children and Guests!) Dates:

Sep 24th Oct 29th Nov 26th Dec - none



Trash Recycling – Contact Robin for info on local service available  
 303-688-3782

The Activities Committees welcomes volunteers and ideas for additional activities. Contact Karlene, at email bherbrand@aol.com or 303-646-3918

**HOMEOWNERS: PLEASE LOCK BARN/ARENA AFTER USE.**

*We appreciate your help on this matter.*

## Homeowner's Directory

### Who's Who in the Community?

We would like to update the directory, and we have attached a form for homeowners to complete and mail back to PHCA. Please include any business information (i.e. babysitting, welding...) so we can include that in our "services" area in the back of the directory.

**If we do not receive and "opt out" by October 31, 2012, you will automatically be included in the directory.**

**WELCOME TO OUR NEW HOMEOWNERS. WE'RE GLAD YOU'RE HERE.**

Contact Robin Pickering at (303) 688-3782 for information on our community.

**SLOW DOWN PLEASE! There are many walkers, bike riders, horse riders and animals on our roads. The speed limit is 25 throughout Pawnee Hills. The few seconds you gain by speeding is not worth the possible injury to someone or their pet. Thanks to those who already are cautious.**



**Road Conditions Getting to You? Any complaints about the road conditions in Pawnee Hills must be reported directly to Elbert County Road and Bridge (the phone number is listed in the newsletter each month).**

## HOA Monthly Financials - Balances as of July 2012

In order to keep you apprised of our financial standings, we provide a full disclosure of the community accounts. If you have any questions regarding the accounts, please plan to attend our regularly schedule meetings or call the Board of Directors.

Status of Accounts					
	Beginning Balance	Deposits	Monthly Interest	Disbursements	Ending Balance
Operating Accounts					
Petty Cash	\$350.00	0	0	0	\$350.00
Checking PNC Bank	\$40,856.20	\$9,051.02		(\$22,353.34)	\$27,553.88
Savings PNC Bank	\$31,793.73	0	\$4.04	0	\$31,797.77
<b>Total Operating</b>	<b>\$72,999.93</b>	<b>\$9,051.02</b>	<b>\$4.04</b>	<b>(\$22,353.34)</b>	<b>\$59,701.65</b>
Restricted Reserve Accounts					
Replacement Fund PNC Bank	\$13,479.14	\$2,936.00	\$1.86	0	\$16,417.00
<b>Total Reserves</b>	<b>\$13,479.14</b>	<b>\$2,936.00</b>	<b>\$1.86</b>	<b>0</b>	<b>\$16,417.00</b>
<b>Totals</b>	<b>\$86,479.07</b>	<b>\$11,987.02</b>	<b>\$5.90</b>	<b>(\$22,353.34)</b>	<b>\$76,118.65</b>

Please Opt Out by October 31 if you do not want to have your information included.

## Pawnee Hills Directory Update - 2012

It is time to update the Pawnee Hills Directory.

If you do not wish to be in the directory, please fill the “opt out” section of this form, otherwise you will automatically be included in the directory. Return this form directly to Pawnee Hills Association Clubhouse, 35644 Cheyenne Trail, Elizabeth, Colorado 80107.

A “Directory of Services” will be included. Those of you with a skill you are willing to share with your fellow homeowners, and maybe make a buck or two, should also complete this section of the form. If you are listed in the current directory of services, you **MUST** complete this form again, since the current directory will be deleted and replaced with the new information.

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I would like to “opt out” of the directory.

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I would like to add a services section in the back of the directory.

Name(s)

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(i.e., Smith, John and Mary)

Street Address:

Phone Number: \_\_\_\_\_

Service Category: \_\_\_\_\_  
(i.e., Babysitting)

Name: \_\_\_\_\_  
(If different than listed above, i.e. Jane Smith)