

**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 -Ginger Wood**

gingerwood623@msn.com  
(303) 646-3501

**Nominating Committee**

Pam Schultz (303) 646-3638

**Equestrian Committee**

Diane Minion (303) 646-4854

**Welcoming Committee**

April Osborne (303)646-0850

[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 Contribution Rates**

- **Business Card**  
\$10.00/month
- **Half-Page Ad**  
\$20.00/month
- **Full-Page Ad**  
\$35.00/month

**Advertise your business or service!**

**Contact Ginger Wood for information**  
(303) 646-3501  
[Gingerwood623@msn.com](mailto:Gingerwood623@msn.com)

**Deadline - the 25th of the preceding month.**

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(303) 646

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Pawnee Hills  
Community  
Association

35644 Cheyenne Trail  
Elizabeth, CO 80107  
(303) 646-0126

pawneehillshoa.org

Monthly Dues:  
\$54.94

**Board of Directors**

Tina O'Bryan - *President*  
Dennis Brown - *V President*  
Andrea Garnhart  
Pam Schultz  
Ginger Wood

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

Include your account  
# on your payment.

(Note: payments are  
not accepted at any  
CO Management  
Association location)

CO Management  
Association  
(720) 257-7521



# Pawnee Hills News

A Covenant Protected Community

April 2013

## NEWS FROM THE BOARD

### March 14, 2013 Monthly Board Meeting:

Regular meeting held.

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### POOL OPENING

Memorial Day Weekend (Weather permitting) See Attached Pool/Multi-Purpose/Tennis/Sauna and Steam Room/Barn and Arena Rules. Please read carefully and lets have a safe and enjoyable summer!

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### BYLAW REMINDER:

“Assessments. Section 2. Notice of Lien or Suit. “An owner shall give notice to the Association of any lien or encumbrance upon or against his lot which would affect the common elements other than for taxes and special assessments, and shall give the Association notice of any suit or other proceeding which may affect the common elements. Such notice shall be given within five days after the owner has knowledge thereof.”

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### Lights On... No One 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!

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## Monthly Financials - Balances as of February, 2013

STATUS OF ACCOUNTS	Month of Feb-13					
	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 - Union Bank	\$40,858.25	\$9,568.59		(\$3,122.18)	\$47,304.66	2
Savings - Union Bank	\$31,821.72	\$0.00	\$3.64	\$0.00	\$31,825.36	3
<b>TOTAL OPERATING</b>	<b>\$73,029.97</b>	<b>\$9,568.59</b>	<b>\$3.64</b>	<b>(\$3,122.18)</b>	<b>\$79,480.02</b>	
<b>RESTRICTED RESERVE ACCTS</b>						
Replacement Fund - Union Bank	\$25,240.32	\$1,468.00	\$2.91	\$0.00	\$26,711.23	4
					\$0.00	5
					\$0.00	6
<b>TOTAL RESERVES</b>	<b>\$25,240.32</b>	<b>\$1,468.00</b>	<b>\$2.91</b>	<b>\$0.00</b>	<b>\$26,711.23</b>	
<b>TOTALS</b>	<b>\$98,270.29</b>	<b>\$11,036.59</b>	<b>\$6.55</b>	<b>(\$3,122.18)</b>	<b>\$106,191.25</b>	

### **DUES**

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.

**Personal Obligation for Late Charges.** The late charge shall be the personal obligation of the Owner(s) of the unit for which such assessment or installment is unpaid. All late charges shall be due and payable immediately, without notice, in the manner provided by the Declaration (and set forth herein) for payment of assessments. (To read the complete rules and regulations regarding policy and procedures for collection of unpaid assessments go to [pawneehillshoa.org](http://pawneehillshoa.org) and click on the Rules and Regulations tab.

### **Covenant Reminder...Declaration of Protective Covenants of Article VI, Section 3:**

#### **Article VI – Restrictions on Use, Section 3, Easements.**

“Easements and rights-of-way are hereby reserved as shown or described on the recorded plot of the subdivision and for any public or quasi-public utility service purpose, together with a right of ingress and egress at any time for the purpose of further construction and/or repair.”

**Activity Calendar.....THANK YOU** to Easter Bunny **Rudy Lohman**. Annual Easter Egg Hunt held March 23. Pictures are on the PHCA web site. NEXT: **FOURTH OF JULY PARADE**

**BOOK CLUB (3rd Monday of the month) April 15, 2013 — 7:00 pm**

**APRIL**—The Paris Wife by Paula McLain

**MAY**-(CLASSIC) For Whom the Bells Toll by Ernest Hemingway

**MONTHLY COFFEE (last Thursday of the month) April 25, 2013 — 10:00 am** **CHANGE \*\***

The Activities Committee welcomes volunteers and ideas for additional activities. Contact Karlene Herbrand at (303) 646-3918 or bherbrand@aol.com.

**ELIZABETH STAMPEDE: June 7th, 8th, and 9th, 2013**

Discounted tickets on sale until May 14th at [www.elizabethstampede.com](http://www.elizabethstampede.com) OR **303-646-0308**.

Ticket Office at Advanced Quality Auto opens May 14th 11am—5pm. No Pay Pal or Phone Orders after June 6th at 5pm. Beginning June 7th tickets only available at the Arena Ticket Booth.

**NEXT  
MONTHLY  
BOARD  
MEETING**

**Thursday, May 9th  
6:00 pm**

**At the Pawnee Hills  
Clubhouse**

**(Homeowners are  
encouraged to  
attend.)**

**Equestrian Committee**—please contact Diane Minion at (303) 646-4854 for information.

**BRIDLE PATH: UPDATED BRIDLE PATH MAPS** are available on the website.

**NEW BRIDLE PATH TRAIL MARKERS:** Plans to install trail markers within the trail are made and coming soon!

Thanks for keeping your training aids out of the arena. Please be sure to lock up the arena and barn and to turn off lights before you leave. Also, thank you to the homeowners who have placed caps on their t-posts. If you have any suggestions or would like to be on the Equestrian Committee, please contact Diane Minion at the number listed above.

**Ride At Your Own Risk**

Under Colorado Law, an equine professional is not liable for an injury to or the death of a participant in equine activities resulting from the inherent

**Website**

Meeting minutes, financials, covenants, bylaws, rules and regulations and additional information are posted on the Pawnee Hills website ([pawneehillshoa.org](http://pawneehillshoa.org)).

Recipes—submit your favorite recipes to post onto our website to Sandy Perry at [sandy.perry@hotmail.com](mailto:sandy.perry@hotmail.com) or call her at (303) 646-9932.

If you would like to pay online or receive a current ledger from Colorado Management & Assoc. go to [pawneehillshoa.org](http://pawneehillshoa.org), on the homepage click on “Contact Information” and you will be directed to CMA’s web page. You can also call CMA directly to receive a complete ledger of your account contact Kerry Walker at (720) 257-7521 x 3134.

### **Pool Rules**

The Clubhouse and pool hours  
are 9:00 a.m. – 9:00 p.m.

Anyone under the age of 13 may not swim without adult supervision. An adult is someone over the age of 18.

Any resident over the age of 18 is allowed to have a maximum of 2 guests at a time. However, homeowners may have unlimited guests.

No swimming in cut-offs. Swimming suits are required. (The threads from cut-offs clog the filter.)

No running, shoving, pushing or excessively rough play is allowed.

No rocks in the pool.

Do not tamper with the flow regulator assembly, skimmer baskets or any other pool equipment.

The life ring is for emergency use only. It is not for use as a recreational flotation device.

No sitting, standing or jumping on the center rope.

No food in the pool.

No littering. Put trash in trashcans provided. Help keep the area clean by picking up your own messes. No glass around the pool.

Restrooms are provided; use them, not the pool.

No dogs or bicycles are allowed in the pool area.

Watch that your children do not play with the chlorine tablets.

Your key is your pass to enter the pool area. Forgetting your key is no excuse for climbing the fence (which is not allowed).

Pool use by swimmers may be restricted if they are shown to be in violation of the above rules.

### **Multi-Purpose/Tennis Court Rules**

For Pawnee Hills Members and their guests only.

Use facilities at your own risk.

Abusive acts or language will not be tolerated. This is a family facility.

Do not remove equipment from court area.

Do not hang on the nets or rims.

Do not sit on the nets.

Do not over-tighten the nets.

Pick up after yourselves; dispose of trash in clubhouse receptacles.

Common courtesy is expected at all times.

### **Sauna and Steam Room Rules**

**No children under the age of 18 without adult supervision.**

No food or drink allowed.

No smoking.

No street shoes.

Swimming suits must be worn.

Do not enter with muddy feet.

### **Barn and Arena Rules**

For Pawnee Hills Members only.

Use facilities at your own risk.

Pick up after yourselves; dispose of trash in arena receptacles.

Remove any barrels, poles or other equipment from the arena after use.

Please turn off arena lights after use.

To reserve a stall, please call the clubhouse at (303) 646-0126.