

**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

**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.

**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

Deadline - the 25th of the preceding month.

**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 payments 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

July 2013

**NEWS FROM THE BOARD**

**June 13, 2013 Monthly Board Meeting:**  
 Regular meeting held.

**ANNUAL HOA MEETING:**

The annual Homeowner's meeting will be held on Saturday, July 27, 2013 at the clubhouse. Check in will be from 9:45 am to 9:55am. Meeting will begin promptly at 10 am. There will not be a proxy sent out to the homeowners because we will not have any issue up for vote. Quorum (51 lots/homeowners represented) will be determined at 10 am. If a quorum is not met, then the meeting will be adjourned.

**POOL OPENING**

Please read the rules sent out and let's have a safe and enjoyable summer! If anyone sees anything destructive or dangerous, please call the Elbert County Sheriff's Office.

**BARKING DOGS:** Homeowners please control your dogs barking in the evenings!!! Homeowners talk with your neighbors about the dogs barking and when it is bothering you. Homeowners call the Elbert County Sheriff's Office if talking does not work!

**BYLAW REMINDER: Article VIII 4. Mechanic's Lien**

Each owner agrees to indemnify and to hold each of the other owners harmless from any and all claims of mechanic's and materialmen's liens filed against properties other than his own and/or against the common facility for labor, materials, services or other products incorporated into such owner's premises.



## Monthly Financials - Balances as of May, 2013

STATUS OF ACCOUNTS	Month of May-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	\$24,899.97	\$8,902.64		(\$4,298.43)	\$29,504.18	2
Savings - Union Bank	\$61,842.45	\$0.00	\$10.48	\$0.00	\$61,852.93	3
<b>TOTAL OPERATING</b>	<b>\$87,092.42</b>	<b>\$8,902.64</b>	<b>\$10.48</b>	<b>(\$4,298.43)</b>	<b>\$91,707.11</b>	
<b>RESTRICTED RESERVE ACCTS</b>						
Replacement Fund - Union Bank	\$29,654.21	\$1,468.00	\$3.81	\$0.00	\$31,126.02	4
					\$0.00	5
					\$0.00	6
<b>TOTAL RESERVES</b>	<b>\$29,654.21</b>	<b>\$1,468.00</b>	<b>\$3.81</b>	<b>\$0.00</b>	<b>\$31,126.02</b>	
<b>TOTALS</b>	<b>\$116,746.63</b>	<b>\$10,370.64</b>	<b>\$14.29</b>	<b>(\$4,298.43)</b>	<b>\$122,833.13</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—Article VI, Section 4:**

**Signs.** No signs, billboards or other advertising structures of any kind shall be erected, constructed or maintained on any lot for any purpose whatsoever except such signs as have been approved by the Board or Committee for identification of residences; one sign of not more than five square feet advertising the property for sale or rent; and signs used by the Declarants herein and/or signs for purposes of sale or re-sale in this subdivision.

Activity Calendar.....NEXT: **JULY 27th COMMUNITY PICNIC**—Following Homeowner's Meeting!!

**BOOK CLUB** (4th Monday of the month CONTINUED TO FOURTH MONDAY FOR THIS MONTH ONLY) **July 22, 2013 — 7:00 pm**

**JULY**— Gone Girl by Gillian Flynn      **AUGUST** — Zetoun by David Eggers

**MONTHLY COFFEE** (last Thursday of the month) **SUSPENDED UNTIL FALL**

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

### **NEXT MONTHLY BOARD MEETINGS**

Thursdays,  
July 11 and  
August 8, 2013  
**6:00 pm**

At the Pawnee Hills  
Clubhouse

(Homeowners are  
encouraged to  
attend.)

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### **PROTECTING HORSE PASTURES**

Land/Horse Health  
COLORADO GLCI  
Colorado  
Grazing Lands  
Conservation  
Initiative

Coop.ext.colostate.  
edu  
PHCA Website for  
Info:

[http://pawneehillshoa.org/  
Committees.php](http://pawneehillshoa.org/Committees.php)

**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 risks of equine activities, pursuant to section

### **Website**

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

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 Pat Larson at **(303) 730-2200**.