

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
 (Board of Directors)
Welcoming Committee
 April Osborn (303)646-0850



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.

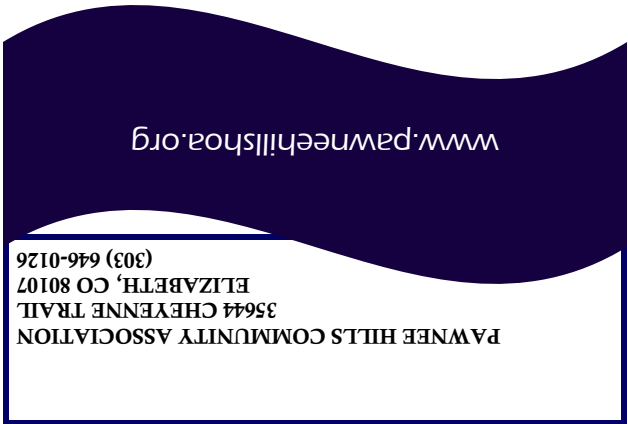
Newsletter Contribution Rates

- **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*
 Pam Schultz - *Vice President*
 Andrea Garnhart
 Ginger Wood

NEXT MONTHLY BOARD MEETINGS

Thursdays,
 December 12, 2013
 January 9, 2013
6:00 pm

At the Pawnee Hills Clubhouse

(Homeowners are encouraged to attend.)



Pawnee Hills News

A Covenant Protected Community

December 2013

NEWS FROM THE BOARD

November 14, 2013 Monthly Board Meeting:
 CANCELLED—Board quorum not met.

JANUARY ANNUAL MEETING COMING UP—PLAN TO ATTEND

NEWSLETTER COMMITTEE

Improvements are made to better inform the Pawnee Hills Homeowner.

Our covenants, bylaws, rules and regulations are posted on the website pawneehillshoa.org.

If you have any information or suggestions for the newsletter, please contact Ginger Wood.

COVENANT REMINDER:

Article VI Restrictions on Use

Section 13. Commercial Activity. No store, office or other place of business of any kind shall be erected or permitted upon any of the residential lots or any part thereof and no commercial activities shall be permitted, excepting only that certain restrictive commercial use as set forth in Section 1 herein above of this Article VI.

RESOLUTION OF THE PAWNEE HILLS COMMUNITY ASSOCIATION REGARDING PROCEDURES FOR ADOPTION OF POLICIES, PROCEDURES, RULES REGULATIONS, OR GUIDELINES:

4. **Emergency.** The Board may forego notice and opportunity to comment in the event the Board determines in its sole discretion that providing notice and opportunity to comment is not practical given the emergency nature of such Policy.

SEE WEB SITE FOR ENTIRETY

Monthly Financials - Balances as of October, 2013

STATUS OF ACCOUNTS	Month of Oct-13					
	BEGINNING BALANCE	DEPOSITS	MONTHLY INTEREST	DISBURSEMENTS	ENDING BALANCE	
OPERATING ACCOUNTS						
Petty Cash	\$350.00	\$0.00	\$0.00	\$0.00	\$350.00	1
Checking - Union Bank	\$21,343.55	\$10,749.47		(\$6,596.40)	\$25,496.62	2
Savings - Union Bank	\$61,894.26	\$0.00	\$10.51	\$0.00	\$61,904.77	3
TOTAL OPERATING	\$83,587.81	\$10,749.47	\$10.51	(\$6,596.40)	\$87,751.39	
RESTRICTED RESERVE ACCTS						
Replacement Fund - Union Bank	\$37,014.93	\$1,468.00	\$4.80	\$0.00	\$38,487.73	4
					\$0.00	5
					\$0.00	6
TOTAL RESERVES	\$37,014.93	\$1,468.00	\$4.80	\$0.00	\$38,487.73	
TOTALS	\$120,602.74	\$12,217.47	\$15.31	(\$6,596.40)	\$126,239.12	

ACTIVITIES COMMITTEE: PHCA ANNUAL HOLIDAY LIGHT CONTEST !!! Judging on December 20, 2013 between 7:00 p.m. & 8:30 p.m.

BOOK CLUB (3rd Monday of the month) DECEMBER 16, 2013 — 7:00 pm
DECEMBER — A Christmas Memory by Truman Capote & if time permits A Dog Named Christmas by Greg Kincaid

MONTHLY COFFEE (2ND TO LAST—Thursday of the month) DEC. 19, 2013 @ 10:00 am ALL ARE WELCOME!!

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

MAKING IMPROVEMENTS????? SEE ARCHITECTURAL CONTROL COMMITTEE

No improvements shall be constructed, erected, placed, planted, applied, or installed upon any Lots until an Improvement Request Form is submitted to the ACC along with plans and specifications of the improvement showing the NATURE, KIND, SHAPE, COLOR, HEIGHT, MATERIALS AND LOCATION of the proposed improvement and approved by ACC.

For example erecting a new shed, building a retaining wall, painting your house or shed... **any and all changes or improvements** must be submitted to ACC for approval before any construction can be done. If you are unclear, please contact Pete Smilanic, head of ACC at (303) 419-7815- cell.

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>

RAINWATER
 COLLECTION
 INFORMATION IS
 AVAILABLE ON
 OUR WEBSITE
pawneehillshoa.org



EQUESTRIAN COMMITTEE

Equestrian Committee Leader: POSITION OPEN—INTERESTED?
 Please contact the Board if you are interested in heading up the committee in the meantime the Board will continue to deal with any equestrian issues.

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

BARN AND ARENA

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.

Barn Maintenance/Improvement Project: Ideas ??

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 13-21-119, Colorado Revised Statutes.

NOMINATING COMMITTEE

There are **four** positions on the Board that will be up for vote at the Annual meeting held in January. If you are interested contact **PAM SCHULTZ** 303-646-3638. Feel free to contact one of the Board members if you have any questions regarding what being a Board member entails.

WEBSITE INFORMATION

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

ARCHITECTURAL CONTROL COMMITTEE

Home improvement plans to be submitted for ACC Approval:
 GO TO http://www.pawneehillshoa.org/Rules_Regulations.php and print out the 11 page ACC form. Please read and initial the first 5 pages on the bottom right corner. Page 6 Owner completes with details of your Home Improvement Project including moving of dirt, building plans, colors, etc..

Page 7 Owner needs to read and sign.

Submit all 11 pages to the ACC via Pawnee Hills Clubhouse, 35644 Cheyenne Trail, Elizabeth, CO 80107. The Committee shall confirm receipt within 10 days following receipt at the Clubhouse..

If complete, the ACC shall send notification of receipt to the owner; If incomplete, the ACC shall contact the Owner and request missing items; The ACC has **90 days** to review once the complete package is received.

FORMS WILL BE AVAILABLE AT MONTHLY BOARD MEETINGS

MONTHLY DUES — \$54.94

Make sure to mail your monthly payments to: PHCA c/o Colorado Management & Associates, Inc., PO Box 105007, Atlanta, GA 30348-5007—please include your account # on your payment.

Note: payments are not accepted at any Colorado Management & Associates, Inc. location.

Colorado Management & Associates Inc.'s phone number is (720) 257-7521.

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. (Fees are subject to change).

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 and click on the Rules and Regulations tab).

COLORADO MANAGEMENT & ASSOCIATES, INC. (CMA)

If you would like to pay online or receive a current ledger from Colorado Management & Associates, Inc. go to 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.

***When selling your home, there are fees associated with supplying the required documentation to the title company. These fees vary based on what documents the title company requires, and may be assessed prior to the actual closing date.**

PAYMENTS BY MAIL:

Monthly payments to: PHCA c/o Colorado Management & Associates, Inc.
PO Box 105007 Atlanta, GA 30348-5007

Please Include your account # on your payment.

PAYMENTS ON-LINE: **SMART STREET BANK**

<https://www.mysmartstreet.com/payment2.asp?a=43>

TO REQUEST ACCOUNT ACTIVITY REPORT:

<http://www.coloradomanagement.com/forms/formDisplay.asp?>



Pawnee Hills

Annual Holiday Light Contest

Join in the fun of the season!
Decorate your house, yard... be creative!



Judging : Friday Dec. 20 7pm - 8:30pm

Winning addresses will be posted on the PH website.
Winners will receive prizes by hand delivery.