

**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

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

**NEXT MONTHLY BOARD MEETINGS**

Thursdays,  
January 9, 2013  
February 13, 2013  
**6:00 pm**

At the Pawnee Hills Clubhouse

(Homeowners are encouraged to attend.)

January

# Pawnee Hills News

## A Covenant Protected Community

January, 2014

### NEWS FROM THE BOARD

December 12, 2013 Monthly Board Meeting: HELD

**JANUARY ANNUAL MEETING .....** Will be held on Saturday, January 25, 2014 at the clubhouse located at 35644 Cheyenne Trail. Check in will be from 9:45 a.m. until 9:55 a.m.

**PLEASE NOTE:** Quorum (a requirement of 51 homeowners/lots represented by attendance or by proxy is needed to qualify a quorum) will be determined at 9:55 a.m. and the meeting will begin promptly at 10:00 a.m. ONLY IF A QUORUM IS PRESENT. If a quorum is not present, then the meeting will be adjourned.

### 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 14. Continuity of Construction.** All structures commenced in the subdivision shall be prosecuted diligently to completion and shall be completed within 180 calendar days of commencement, subject only to delays caused by inclement weather, acts of God, strike or unless some other exception is granted in writing by Declarants or their assigns.

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

Changes and Updates.....to be continued.

SEE WEB SITE FOR ENTIRETY

www.pawneehillshoa.org

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

**Monthly Financials - Balances as of November, 2013**

STATUS OF ACCOUNTS	Month of Nov-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	\$25,496.62	\$9,029.32		(\$5,682.36)	\$28,843.58	2
Savings - Union Bank	\$61,904.77	\$0.00	\$9.83	\$0.00	\$61,914.60	3
<b>TOTAL OPERATING</b>	<b>\$87,751.39</b>	<b>\$9,029.32</b>	<b>\$9.83</b>	<b>(\$5,682.36)</b>	<b>\$91,108.18</b>	
<b>RESTRICTED RESERVE ACCTS</b>						
Replacement Fund - Union Bank	\$38,487.73	\$1,468.00	\$4.60	\$0.00	\$39,960.33	4
					\$0.00	5
					\$0.00	6
<b>TOTAL RESERVES</b>	<b>\$38,487.73</b>	<b>\$1,468.00</b>	<b>\$4.60</b>	<b>\$0.00</b>	<b>\$39,960.33</b>	
<b>TOTALS</b>	<b>\$126,239.12</b>	<b>\$10,497.32</b>	<b>\$14.43</b>	<b>(\$5,682.36)</b>	<b>\$131,068.51</b>	

**ACTIVITIES COMMITTEE:**

**HOLIDAY DECORATING CONTEST WINNERS: SEE LAST PAGE**

**BOOK CLUB (3rd Monday of the month) JANUARY 20, 2013 — 7:00 pm**  
**JANUARY: Casual Vacancy by J.K. Rowling (the author of the Harry Potter series). A big novel about a small town. . . This is her first book for adults and is available in Paperback.**  
**FEBRUARY: Orphan Train by Christina Baker Kline A story of two women, their search for family, and a forgotten chapter of American History. This book is also available in paperback.**

**MONTHLY COFFEE (LAST—Thursday of the month) JANUARY 30, 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.

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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>

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

**ARCHITECTURAL CONTROL COMMITTEE**

Home improvement plans to be submitted for ACC Approval:  
 GO TO [http://www.pawneehillshoa.org/Rules\\_Regulations.php](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?>**

THE HOLIDAY DECORATING CONTEST WINNERS ARE:

- 1438 Pawnee Pkwy
- 1142 Sioux Trail
- 1418 Kiowa Trail
- 1795 Shoshone

They will receive a \$25.00 Home Depot gift card delivered to their home.

We also had some homes that earned HONORABLE MENTION:

- 1236 Sioux Trail
- 1040 Sioux Trail
- 1795 Kiowa Trail

Last year Belgian Trail (from Rd 5 to Pawnee Pkwy) was recognized for showing the most holiday spirit. This year Sioux Trail gave them serious competition for that honor.

.....Activities Committee

**Wanted: House / Horse / Pet Sitter  
in Pawnee Hills**

We live near the PHCA Club House on  
Cheyenne Trail.

We are looking for a caring, trustworthy,  
reliable person with a solid work ethic for a

**PERMANENT POSITION**

to care for our home and our animals  
(2 horses, 2 dogs and 2 cats) while we are  
away on vacation or business.

Overnights, weekends and up to two weeks  
at a time, approximately 6 times a year.

*Consistent hands-on experience  
with horses is essential.*

Vegetable gardening and greenhouse  
experience is desirable, but will train.

Please contact Steve & Tammy,  
days or evenings:

303.646.3005 · daltonfarms@aol.com

**COUNTY ROADS:**

**FOR PROBLEMS,  
MAINTENANCE REQUESTS, OR  
GRADING, PLEASE CALL EL-  
BERT COUNTY ROADS AND  
BRIDGES AT 303-621-3157  
THEY ARE MORE LIKELY TO  
RESPOND WITH MULTIPLE  
CALLS.**

**VANDALISM AT MAIL BOX**

**SHELTER:**

Please call the clubhouse and leave  
a message if you have witnesses any  
unauthorized tampering with our  
Santa snow sled and reindeer that  
was mounted on top of the shelter  
before Christmas. We also lost 4  
led strands of lights.