

**Treasurer** - Sandy Perry

**Secretary** - Tina O'Bryan

**Facility Coordinator**  
Jim Garnhart (Interim)  
(720) 220-8361

**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**  
Robin Pickering  
(303) 688-3782

[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 27th of the preceding month.

### Pawnee Hills Community Association

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

[pawneehillshoa.org](http://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,  
February 13, 2013  
March 13, 2013  
**6:00 pm**

At the Pawnee Hills Clubhouse

(Homeowners are encouraged to attend.)



# Pawnee Hills News

## A Covenant Protected Community

February, 2014

### NEWS FROM THE BOARD

January 9, 2013 Monthly Board Meeting: HELD

**JANUARY ANNUAL MEETING - January 25, 2014—19 Homeowners present & 7 Proxies for a total of represented was 26. Meeting was adjourned at 10:05 a.m.**

### IMPORTANT HOA LEGISLATION

Per new HOA legislation effective January 1, 2014 **HOUSE BILL 13-1276** requires all homeowners associations to put in place a HOA Debt Collection rule and regulation. The new policy is available online under the "Rules and Regulations" tab and then under "Possible Payment Plan for Delinquent Accounts". Please contact a board member if you have any questions regarding the policy.

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

If you have any information or suggestions for the newsletter, please contact Ginger Wood @ [gingerwood623@msn.com](mailto:gingerwood623@msn.com)

### COVENANT REMINDER:

#### Article VI Restrictions on Use

**Section 16. Nuisance and Firearms.** No noxious, dangerous, or other offensive activities shall be carried on within the subdivision; nor shall anything be done or permitted which shall constitute a public nuisance therein; nor shall any hunting, trapping or other activities be carried on which require the use of any type of lethal or dangerous weapon.

### RESOLUTION OF THE PAWNEE HILLS COMMUNITY ASSOCIATION REGARDING POSSIBLE PAYMENT PLAN FOR DELINQUENT ACCOUNTS

**SUBJECT:** Adoption of a policy and procedure regarding a payment plan for owners with delinquent accounts.

**PURPOSE:** To provide notice of the Association's payment plan policy.

**SEE WEB SITE FOR ENTIRETY**

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

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

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

STATUS OF ACCOUNTS	Month of Dec-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	\$28,843.58	\$14,043.15		(\$7,355.54)	\$35,531.19 2
Savings - Union Bank	\$61,914.60	\$0.00	\$10.85	\$0.00	\$61,925.45 3
<b>TOTAL OPERATING</b>	<b>\$91,108.18</b>	<b>\$14,043.15</b>	<b>\$10.85</b>	<b>(\$7,355.54)</b>	<b>\$97,806.64</b>
<b>RESTRICTED RESERVE ACCTS</b>					
Replacement Fund - Union Bank	\$39,960.33	\$1,468.00	\$5.37	\$0.00	\$41,433.70 4
					\$0.00 5
					\$0.00 6
<b>TOTAL RESERVES</b>	<b>\$39,960.33</b>	<b>\$1,468.00</b>	<b>\$5.37</b>	<b>\$0.00</b>	<b>\$41,433.70</b>
<b>TOTALS</b>	<b>\$131,068.51</b>	<b>\$15,511.15</b>	<b>\$16.22</b>	<b>(\$7,355.54)</b>	<b>\$139,240.34</b>

**ACTIVITIES COMMITTEE:**

**RESERVE THE DATE:** April 12, 2014—Easter Egg Hunt at the Clubhouse—9:30 a.m. pictures — 10:00 a.m. Egg Hunt

**BOOK CLUB (3rd Monday of the month) FEBRUARY 17, 2013 — 7:00 pm**

**FEBRUARY: 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.  
**MARCH: Wicked: The Life and Times of the Wicked Witch of the West by Gregory Maguire.**

**MONTHLY COFFEE: New date options will be discussed at the January 30th Coffee Meeting — More Details Coming 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**

**Covenants, Article V, Architectural Control Committee, Section 1, Committee Review:**  
 “No structure, whether a residence, accessory building, fence, wall, mailbox, driveway, or any other improvement shall be constructed or maintained upon any lot, nor shall any exterior addition or change or alteration to existing improvements be made or landscaping performed until complete plans and specifications showing the exterior design, height, building material and color scheme thereof, location and size of driveways, the general plan of landscaping, fencing, walls, and the grading plan therefore, shall have been submitted to and approved in writing by the Architectural Control Committee.”  
 If you are unclear, please contact Pete Smilanic, head of ACC at (303) 419-7815- cell.

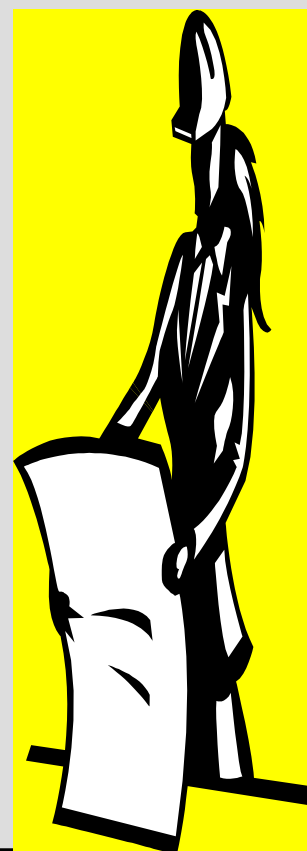
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**PROTECTING HORSE PASTURES**

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**

If you are interested contact **PAM SCHULTZ** at 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?>**

**FACILITY COORDINATOR, Cynthia Cregger,** Facility Coordinator resigned at the January Board Meeting.

Cynthia has been our Facility Coordinator for many years and has done an excellent job and will be missed.

If anyone is interested in applying for Facility Coordinator, please submit your resume to the Clubhouse at 35644 Cheyenne Trail, Elizabeth, CO 80107 or by email to [pawnhills@qwestoffice.net](mailto:pawnhills@qwestoffice.net) **BEFORE** February 13, 2014.

### **ANNUAL MEETING—JANUARY 25, 2014**

Quorum (a requirement of 51 homeowners/lots represented by attendance or by proxy to qualify a quorum) determined at 9:55 a.m.

**ATTENDANCE:** 19 Homeowners Present—7 Proxies for a total represented lots was 26.

**ELECTION RESULTS:** Current Boardmembers will continue to serve.

### **2014 PAWNEE HILLS COMMUNITY ASSOCIATION DIRECTORY AND INFORMATION**

Directory now available: Call the Clubhouse (303) 646-0126 or Robin Pickering (303) 688-3782

### **POOR ROAD CONDITIONS ?:**

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

### **COMMUNITY PROPERTY VANDALISM :**

**Please call the clubhouse and leave a message if you witness any tampering with our MAIL BOX SHELTER, CLUBHOUSE, COMMUNITY BARN and ARENA !**