

Treasurer and Website -

Sandy Perry

Secretary - Andrea
Garnhart

Facility Coordinator

Jim Garnhart
(720) 220-8361

Activities Committee

Karlene Herbrand
(303) 646-3918

Architectural Control

(Board of Directors)

Newsletter –Tina O’Bryan

Nominating Committee

Pam Schultz (303) 646-
3638

Equestrian Committee

Kathleen Macy (970) 462-
1277

Welcoming Committee

Robin Pickering
(303) 688-3782

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

Go 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 pawnee-hills@gmail.com.

www.pawneehillshoa.org

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

**Pawnee Hills
Community
Association**

Facility Coordinator:
Jim Garnhart
(720) 220-8361

35644 Cheyenne Trail
Elizabeth, CO 80107
(303) 646-0126
Pawneehills@gmail.com

Monthly Dues:
\$56.00

Board of Directors

Tina O'Bryan - *President*
Pam Schultz - *Vice President*
Andrea Garnhart
Mark Chisholm

**NEXT
MONTHLY
BOARD
MEETINGS**

Thursdays,
January 14, 2016
meeting is canceled

February 11, 2016
6:00 pm

At the Pawnee Hills
Clubhouse

(Homeowners are
encouraged to
attend.)

Pawnee Hills News

A Covenant Protected Community

January, 2016

Monthly Dues

You should have all received your new coupon books in the mail for 2016. Please note that the monthly dues have been reduced from \$57 to \$56.

2016 Budget

The approved 2016 budget is now posted on the website.

January 14th Board meeting is canceled.

Annual Meeting—Saturday, January 30th

The annual Homeowners meeting will be held on Saturday, January 30th beginning at 10 am. Check in will be from 9:30 am to 9:55 am. Meeting will begin promptly at 10 am and whereby a quorum (51) will be needed to hold this meeting. It will be at the clubhouse located at 35644 Cheyenne Trail. We will be mailing out an agenda and proxy sometime in December.

Road and Bridge

We encourage you to contact Elbert County Road and Bridge (303) 621-3157. We have acquired more phone numbers to call regarding the roads. Go ahead and put this number in your cell phone and as soon as you hit the holes in the road, give them a call. The squeaky wheel gets the grease.

Message from the Board

The Board welcomes your input and would love to see you at the monthly meetings which are the 2nd Thursday of each month at the clubhouse at 6:00 p.m. **If meetings are canceled for any reason, a notice will be placed in the mailbox shelter and on the clubhouse front door.**



MONTHLY FINANCIALS—Balances as of November, 2015

PAWNEE HILLS COMMUNITY ASSOCIATION

STATUS OF ACCOUNTS	Month of Nov-15				
	BEGINNING BALANCE	DEPOSITS	MONTHLY INTEREST	DISBURSEMENTS	ENDING BALANCE
OPERATING ACCOUNTS					
Petty Cash	\$350.00	\$0.00	\$0.00	\$0.00	\$350.00
Checking - Union Bank	\$12,212.41	\$7,962.69		(\$4,020.76)	\$16,154.34
Debit Card - Union Bank	\$2,500.00	\$813.66		(\$813.66)	\$2,500.00
Savings - Union Bank	\$57,310.42	\$0.00	\$9.71	(\$171.00)	\$57,149.13
TOTAL OPERATING	\$72,372.83	\$8,776.35	\$9.71	(\$5,005.42)	\$76,153.47
RESTRICTED RESERVE ACCTS					
Reserve Fund - Union Bank	\$20,601.41	\$0.00	\$1.74	\$0.00	\$20,603.15
					\$0.00
					\$0.00
TOTAL RESERVES	\$20,601.41	\$0.00	\$1.74	\$0.00	\$20,603.15
TOTALS	\$92,974.24	\$8,776.35	\$11.45	(\$5,005.42)	\$96,756.62

Equestrian Committee

Equestrian Committee Leader: **Kathleen Macy** has volunteered to head this committee. Please contact Kathleen for more information: Email: kmacy2013@gmail.com Cell: 970-462-1277

If you have any ideas for the direction you would like to see the Equestrian Committee to head, then we truly encourage you to contact Kathleen. There has been some discussion regarding enclosing the outdoor arena. Different ideas have been do we just put a top up, do we do the top with the sides covered and the two ends open... Is there even enough interest in having an indoor arena? We see this 5 acre property with the barn and arena as a huge asset to our community. The board also feels that improving or updating this area will only increase our property values.

Protecting Horse Pastures—For information regarding horse pastures go to:
<http://www.ext.colostate.edu/sam/pasture.html>

Architectural Control Committee

Home improvement plans to be submitted for ACC Approval:

GO TO <http://www.pawneehillshoa.org>

FORMS ON OPENING INDEX . Print out all 11 pages of the 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. **VIA MAIL OR DROP BOX** at Clubhouse front door.

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.

Website

Please go to the website for minutes, financials, covenants, bylaws, rules and regulations...

County Information

Many of Elbert County residents are not aware of the services provided by Colorado State University Extension office. They are a great resource for Natural Resources (i.e. Master Gardeners, Year of the Tree Seminar Series), Agriculture, Family and Consumer Sciences and so much more. Visit their website at: <http://elbert.colostate.edu/>

Activities Committee Events

(all events will be posted at the mailbox shelter)

Upcoming Events:

Book Club — 3rd Monday of the month at 7:00 pm at the Clubhouse



2016 Book Club Selection

January - Wish You Well, by David Baldacci

February - Greenglass House, by Kate Milford

March - In the Skin of a Jihadist, by Anne Erelle

April - Swamplandia, by Karen Russel

May - A Star for Mrs. Blake, by April Smith

June - Me Before You, by JoJo Moyes

July - The Unlikely Pilgrimage of Harold Fry, by Rachel Joyce

August - The Love Song of Miss Queenie Hennessy, by Rachel Joyce

September - Hollow City, by Ransom Riggs

October - Behind the Beautiful Forevers, by Katherine Boo

November - Chasing the Butterfly, by Jayme Mansfield

December - Orhan's Inheritance, by Aline Ohanesian

Holiday Decorating Contest Results (Photos will be posted on the website.)

The **winners** of the \$25 Home Depot gift cards are:

1579 Belgian Trail

1494 Kiowa Trail

1418 Kiowa Trail

1040 Sioux Trail

Honorable Mention goes to:

1809 Pawnee Parkway

1788 Shoshone Trail

1438 Pawnee Parkway

1350 Pawnee Parkway

1124 Belgian Trail

1838 Belgian Trail

1456 Kiowa Trail

1142 Sioux Trail



Activities Committee Events

(all events will be posted at the mailbox shelter)

Upcoming Events:

Morning Coffee—January 6th at 10 am at the Clubhouse

Watch the mailbox shelter for future morning coffee dates.



Save the Date: Easter Egg Hunt will be on March 19th at the clubhouse.



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

Equestrian Committee Events (to be determined)

Please contact Kathleen Macy if you have any suggestions for events for the Equestrian Committee Her contact information is: Email: kmacy2013@gmail.com Cell: 970-462-1277



Covenant/Bylaws/Rules and Regulation Reminders

All of the above mentioned documents are located on our website http://pawneehillshoa.org/Contact_Information.php

Bylaws:

Article VIII, Assessments, Section 2.

“A member shall be deemed in good standing and entitled to vote at any annual or special meeting of the members, within the meaning of these Bylaws, if and only if he shall have fully paid all assessments made or levied against him and the lot owned by him”.

For those of you who are wondering why we have an annual meeting in January AND a homeowner meeting held in July...

There was an amendment and addition to the by-laws. At a special meeting held on June 24, 2004, a majority of the members present in person or by proxy voted in favor of the following Amendment to the By-Laws:

Article IV—Administration.

“Annual Meeting and An Additional Homeowner’s Meeting. The regular annual meeting of the Association shall be held at the end of January where Board of Directors will be elected. There will be an additional Homeowner’s meeting held in the month of July”.

This change was filed with the county on August 27, 2004, book 664, Page 180.

Covenants:

Article V1.—Restrictions—Section 16—Nuisance and Firearms

“No noxious, dangerous, or offensive activity shall be carried on within the subdivision; or 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.”

2016 MONTHLY DUES — \$56.00 per month

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 **2016 ACCOUNT NUMBER** 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.

Good Standing: Bylaws, Article VIII, Assessments, Section 2. A member shall be deemed to be in good standing and entitled to vote at any annual or special meeting of the members, within the meaning of these Bylaws, if and only if he shall have fully paid all assessments made or levied against him and the lot owned by him.

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?frm_id=93594&assn_id=10388