

Treasurer and Website -

Sandy Perry

Secretary -

Andrea Garnhart

Facility Coordinator

Jim Garnhart
720-220-8361

Activities Committee

Robin Pickering
303-688-3782

Architectural Control

Greg Harber, Jim Garnhart,
Bill Curley, Paulette Cresawn
720-220-8361

Covenants Committee

Paulette Cresawn
303-646-3059

Newsletter

Andrea Garnhart
720-635-0415

Equestrian Committee

Rachel Larsen
480-353-1195

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 pawneehills@gmail.com.

Website

<http://www.pawneehillshoa.org>

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

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

Todd Fukai - President
Greg Harber - VP
Mark Chisholm
Cynthia Cregger
Bill Curley

**NEXT
MONTHLY
BOARD
MEETINGS**

Thursdays,
November 10
December 8
January 12

6:00 pm

**At the Pawnee Hills
Clubhouse**

**We welcome and
encourage all
homeowners to
attend!**

Pawnee Hills News

A Covenant Protected Community

November 2016

Messages from the Board

Arena Bids for Proposed Long Overdue Repairs

See page 4 and 5.

Thank you Rachel for your time researching the costs for the repairs to the arena.

2017 Budget

Over the next few meetings the Board will be discussing the 2017 budget for the community.

Clubhouse

The clubhouse has many lovely amenities and is available for use by homeowners at no cost by reservation. Reserve it for your next party or family gathering. Contact Jim Garnhart 720-220-8361 for a tour or to make a reservation.

Barn

If you are housing your horses at the barn overnight, you must contact the facility coordinator, Jim Garnhart 720-220-8361 and fill out a barn reservation form (available on our website.) You must also post your name and contact information at the barn so that if there are any problems, members can contact you directly. You are responsible for cleaning of the area when finished as well as making sure to turn the water off after use. If there is a chance of a freeze, please disconnect the hose from the outside tap.

Annual Homeowner's Meeting

Annual Homeowner's Meeting will be held on Saturday, January 28, 2017 at the clubhouse.



MONTHLY FINANCIALS—Balances as of October 2016

STATUS OF ACCOUNTS

Month of Oct-16

OPERATING ACCOUNTS	BEGINNING BALANCE	DEPOSITS	MONTHLY INTEREST	DISBURSEMENTS	ENDING BALANCE
Petty Cash	\$350.00		\$0.00		\$350.00
Checking - Union Bank	\$27,737.62	\$9,724.37		(\$5,866.92)	\$31,595.07
Debit Card - Union Bank	\$2,148.81			(\$445.87)	\$1,702.94
Savings - Union Bank	\$57,244.32	\$0.00	\$9.67		\$57,253.99
TOTAL OPERATING	\$87,480.75	\$9,724.37	\$9.67	(\$6,312.79)	\$90,902.00
RESTRICTED RESERVE ACCTS					
Reserve Fund - Union Bank	\$37,149.88	\$1,496.32	\$4.83	\$0.00	\$38,651.03
					\$0.00
					\$0.00
TOTAL RESERVES	\$37,149.88	\$1,496.32	\$4.83	\$0.00	\$38,651.03
TOTALS	\$124,630.63	\$11,220.69	\$14.50	(\$6,312.79)	\$129,553.03

County Information

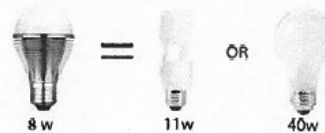
Many of Elbert County residents are not aware of the services provided by Colorado State University Extension office. They are a great resource for Natural Resources (i.e. Master Gardeners, Year of the Tree Seminar Series), Agriculture, Family and Consumer Sciences and so much more. Visit their website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

LED vs Compact Fluorescent (CFL) Bulbs

Some governments around the world have passed measures to **phase out incandescent light bulbs** for general lighting. The aim is to encourage the use and technological development of more energy-efficient lighting alternatives, such as compact fluorescent lamp (CFLs) and LED lamps. Consumers are being encouraged to swap out dated incandescent bulbs to these more energy efficient alternatives.

LEDs are more efficient than CFLs but the initial cost is higher so it takes longer to recoup the cost of the bulb. However LEDs last much longer—over 20 years—so they will pay for themselves many times over their lifespan. While an 11w CFL bulb costs \$1.25 in bulk, an 8w LED (which produces the same number of lumens as a 40w incandescent bulb) can run anywhere from \$10 (available at local hardware stores) to \$20.

The Comparison of an LED Bulb versus a CFL Bulb



Life Span of each bulb: 50,000 hours (LED), 10,000 hours (CFL), 1,200 hours (Incandescent)

Light Bulb Cost Comparison Chart

Cost comparison of 40W incandescent equivalent	LED	CFL	Incandescent
Light bulb projected lifespan	50,000 hours	10,000 hours	1,200 hours
Watts per bulb	8	11	40
Cost per bulb	\$9.97	\$1.25	\$0.66
kWh of electricity used over 50,000 hours	400	550	2,000
Cost of electricity (@ 0.12310 per kWh)	\$49	\$68	\$246
Bulbs needed for 50,000 hours of use	1	5	42
Bulb expense	\$9.97	\$6.25	\$27.72
Total cost for 50,000 hours	\$59	\$74	\$274

Cost comparison of 75W incandescent equivalent	LED	CFL	Incandescent
Light bulb projected lifespan	50,000 hours	10,000 hours	1,200 hours
Watts per bulb	14	19	75
Cost per bulb	\$25	\$2.50	\$0.66
kWh of electricity used over 50,000 hours	700	950	3,750
Cost of electricity (@ 0.12310 per kWh)	\$86	\$117	\$462
Bulbs needed for 50,000 hours of use	1	5	42
Bulb expense	\$25	\$12.50	\$27.72
Total cost for 50,000 hours	111	\$129	\$490

Arena Bids

Presentation by Rachel Larsen September 2016

SBARR Situation Background Assessment Recommendation References

Situation: Pawnee Hills Equestrian Community Riding Arena does not meet the GENERAL PURPOSE RECREATIONAL riding needs of the community.

Background: The riding arena footing consists of sand that has broken down over time & is inconsistent, deep and dusty. There is no base present & clay clumps & rocks have made their way to the surface. This has resulted in a difficult to unsafe riding situation for both horses & riders. Wooden arena fencing is dry rotted & in disrepair.

Assessment: The arena must be rebuilt from scratch. Wooden fencing removed. Sand removed, not reused. Sand breaks down over time, particles become smaller & contribute to a dusty environment. Reusing existing sand or attempting to amend the current footing with an additive will not result in a positive cost benefit outcome. The current native sand is small round particles that shift underfoot & do not offer an all-weather year round riding surface. The sand is contaminated with rocks & clay.

Recommendation: After extensive research, personal experience, and consultation with professional trainers, I recommend the following option, which does not include increasing the current dimensions of approximately 100 x 200 feet, more than adequate for recreational riding and approximately twice as long as wide, which suits most users performing performance patterns. In addition, increasing the size of the arena exceeds our budget.

Excavating down to SUB BASE of native clay; must be laser levelled at 1% north to provide drainage.

BASE of granite crusher fines (1/4-inch minus) installed & compacted to 6 inches' depth. Using this type of material & not any other larger aggregate (gravel) will not be as problematic if the base gets punched or disked into the sand. IE, no large gravel will be present in sand footing. Granite is a more superior product than Rhyolite. Rhyolite is volcanic & breaks down sooner.

FOOTING of coarse angular sand installed to 3 inches' depth. Coarse angular sand does not roll under foot & provides both traction & cushion.

I obtained bids from three contractors to these specifications. In addition, a fourth bid calls for granite crusher fines mixed with rubber as a superior all weather arena.

3 Bids range from approximately 30 – 40K.

Please note: Typical Western rodeo or fairground facilities are usually constructed by disk-ing up existing native soil & amending with sand. Footing is deep, usually 4 plus inches. There is much routine maintenance involved. Install cost is minimal. These types of facilities are not typically used during the winter months. Footing is affected by the elements & is inconsistent.

Typical English riding event facilities are usually constructed by removing topsoil to clay subsoil, then adding a base, compacting base, then adding 2 inches of footing, typically blended with a synthetic additive such as rubber. There is less routine maintenance, but higher install cost. Footing is typically good year round.

Arena Bids (continued)

The outcome we are looking for here is not to cater to a particular style nor discipline of riding, but to offer a consistent footing that offers both cushion & traction and can be used year round, in both wet & dry conditions.

Fencing: Please note that the fencing bids are for different types of fencing, as the contractors do not deal with all types of fencing. All bids submitted are for steel fence. There will be no wood base board to hold in footing, as material will not be above grade. **Bids range from approximately 5 – 18K.**

Option A: Replacing wooden fencing with metal Priefert brand panels. Priefert MSRP for a 100 x 200 arena is \$4500 for Green Economy panels and \$5100 for Brown Utility panels. Metal panels are maintenance free & long lasting. Panels can be easily removed & replaced if damaged. No need for welding. There will need to be capped T posts or steel posts in concrete installed at intervals for support. These panels be viewed in person & purchased from the Big R in Elizabeth. A potential drawback is that the chain connectors can be undone by anyone to access the arena. Manufacturers website: <https://www.priefert.com/products/riding-arenas/riding-arenas>

Option B: 440 fence, 3 rail, professionally installed. Brown or green color available. Powder coated paint. Manufacturers website: <http://www.440fence.com/440pipefence3rail> **\$14,000**

Option C: Professionally installed round metal pipe fencing. Any necessary repairs would need to be performed by a professional welder & can be costly. Pipe is raw. Will surface rust to dark brown color. **\$12,000 to \$18,000**

Please note that arena & fencing bids have itemized current fencing removal & disposal. Order of construction will be fencing removal, arena construction, fencing install. After consulting the arena contractors, it would be best to let them remove & dispose of the fence. There will not be any issues if their equipment contacts any of the missed concrete footers anchoring the posts.

References: Equine Arena Handbook by Robert Malgrem
Roofs and Rails by Gavin Ehringer
Horse keeping on Small Acreage by Cherry Hill



Architectural Control Committee

Home improvement plans to be submitted for ACC Approval:

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

The board has appointed a group of homeowners to serve as the Architectural Control Committee. The board is hopeful that the committee will speed up the time it takes to complete the process. Please find the ACC forms on the Pawnee Hills website, complete them and submit them either by mail to the clubhouse address (35644 Cheyenne Trail, Elizabeth, CO 80107) or by dropbox (located at the front door of the clubhouse). Questions-contact Jim Garnhart 720-220-8361.

Covenants Committee

Paulette Cresawn—Chair

(303) 646-3059

To begin this month's update we must first clarify some misinformation that was added to the October Newsletter updates for our committee. Apparently one of the members of the committee took some liberty to reflect where he thought we should be going.

So to clarify, the Covenant Committee is NOT "drafting a survey...", rather it was voted by the committee at our October meeting, that the BOD were in a better position to potentially draft a survey of the community that would cover several areas of interest. At this time, drafting a survey is not on the BOD's agenda either, so this will not be "coming soon to your mailbox."

As to our "ongoing goals", which were also misstated in the October Newsletter, we are not "considering changes", nor "providing a forum or protocol for homeowners interested in pursuing changes", at this time.

Let me again review the intent of this committee as was originally stated in the June Newsletter.

We have a 3 step approach in reviewing the Covenants, By Laws and Rules & Regulations.

Step 1 - Clarify and update the language

Step 2 - Update compliance with State and County law

Step 3 - Consider policy changes

The committee at this time has completed Steps 1&2 for the covenants. As we approached Step 3, we realized as a committee we needed the voice of the community to consider policy changes. So, as stated earlier, at our October meeting we voted to give the BOD the responsibility of pursuing potential changes via a community survey at their discretion. At that time we will work closely with them in supporting this effort.

At our next meeting we will be doing the last review of the covenant document to insure all changes comply with only Steps 1&2. This document will then be submitted to the HOA attorney for final review. Because this document does not contain policy changes, it will not need a 2/3 vote of the community. We hope to have this updated version available for homeowners at our January HOA meeting.

Our meetings are held the second Tuesday of every month, 6:30 at the clubhouse. Everyone is welcome! Please feel free to contact Paulette (303-646-3059) if you have questions or concerns.

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 Selections

November - Chasing the Butterfly, by Jayme Mansfield
(the book club will be meeting 1 week earlier on Monday,
November 14th—please make a note of the change)

December - Orhan's Inheritance, by Aline Ohanesian



Holiday Decorating Contest—Judging will be held on Friday December 16, 2016 from 7:30 pm to 8:30 pm.

Road and Bridge

Road and Bridge contact information 303-621-3157. Other contact information for Road and Bridge is Carol at 303-621-3154 or Monty at 303-621-3154.

Elbert County Road and Bridge now has a form that can be completed online for any complaints or for feedback on roads in Elbert County. Go to: http://www.elbertcounty-co.gov/road_complaints_comments_form.php#.WAPMBvkrK70

Equestrian Committee

Equestrian Committee Leader: Rachel Larsen has volunteered to head this committee. Her contact information is 480-353-1195 .

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 Rachel. The committee has obtained bids to repair the arena and install a new fence. (See page 4 and 5 of this newsletter).

We see this 5 acre property with the barn and arena as a huge asset to our community.

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

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 call **(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