

**Treasurer and Website**

Sandy Perry

**Secretary**

Andrea Garnhart

**Facility Coordinator**

Jim Garnhart  
720-220-8361

**Activities Committee**

Robin Pickering  
303-688-3782

**Architectural Control**

Jim Garnhart  
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](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

**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](mailto:pawneehills@gmail.com).

**Website**

<http://www.pawneehillshoa.org>

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

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

**Cynthia Cregger**  
President  
**Barb St. Clair**  
Vice President

**Board members:**  
**Mark Chisholm**  
**Don Larsen**

**NEXT  
MONTHLY  
BOARD  
MEETINGS**

**Thursdays,**  
**October 12**  
**November 9**  
**December 14**

**6:00 pm**

**At the Pawnee Hills  
Clubhouse**

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

# Pawnee Hills News

**Covenant  
Controlled**

**Equestrian  
Community**

**October 2017**



## **Messages from the Board**

Hunting is not allowed in Pawnee Hills per Elbert County resolution # 90-20 and the Pawnee Hills HOA covenants.

We did not have a quorum for the July 29, 2017 Homeowners meeting but there was a lively discussion between homeowners that were there. We encourage all homeowners to attend the next Homeowners meeting in January 2018.

Greg Harber has resigned from the Pawnee Hills board of directors.

Barb St. Clair and Don Larsen have been appointed to the board of directors and will serve out the remainder of the term.

## **Open Board Positions**

The Pawnee Hills Homeowners Association Board of Directors is actively seeking new board members. If you are interested please contact one of the board members. We invite and welcome new members in our community to get involved by considering a board position.

Members who have been in the community for some time and have never been involved, please also consider getting involved.

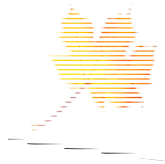


**The pool is  
closed for the  
season.**



## MONTHLY FINANCIALS—Balances as of August 2017

STATUS OF ACCOUNTS	Month of Aug-17				
	BEGINNING BALANCE	DEPOSITS	MONTHLY INTEREST	DISBURSEMENTS	ENDING BALANCE
<b>OPERATING ACCOUNTS</b>					
Petty Cash	\$350.00		\$0.00		\$350.00
Checking - Union Bank	\$32,822.48	\$16,278.18		(\$18,524.23)	\$30,576.43
Debit Card - Union Bank	\$2,491.29	\$101.35		(\$216.74)	\$2,375.90
Savings - Union Bank	\$27,288.53		\$3.47	\$0.00	\$27,292.00
<b>TOTAL OPERATING</b>	<b>\$62,952.30</b>	<b>\$16,379.53</b>	<b>\$3.47</b>	<b>(\$18,740.97)</b>	<b>\$60,594.33</b>
<b>RESTRICTED RESERVE ACCTS</b>					
Reserve Fund - Union Bank	\$71,609.69	\$1,870.40	\$11.35	(\$6,643.27)	\$66,848.17
<b>TOTAL RESERVES</b>	<b>\$71,609.69</b>	<b>\$1,870.40</b>	<b>\$11.35</b>	<b>(\$6,643.27)</b>	<b>\$66,848.17</b>
<b>TOTALS</b>	<b>\$134,561.99</b>	<b>\$18,249.93</b>	<b>\$14.82</b>	<b>(\$25,384.24)</b>	<b>\$127,442.50</b>



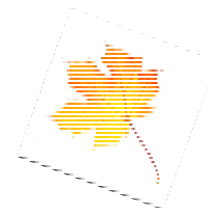
### Covenants Committee

The Covenants Committee has completed drafting all of the governing documents; Covenants, Bylaws and Rules & Regulations. The completed drafts of these documents are on the website. <http://pawneehillshoa.org/Covenant.php>.

These draft documents have been approved by the BOD to be submit to our attorneys, Hindman & Sanchez. We are hoping to meet with them within the next couple weeks. The attorneys will review our work for accuracy and then write the final documents. We will have these final documents posted on the website as soon as they are available for your review and consideration for approval. It is our continued hope to have these ready for vote at our January 2018 Annual HOA Meeting.

Since we have completed the drafts of all the governing documents, there will be no Covenants Committee meeting in October, but please attend the October BOD meeting, as the continued work of the committee will be discussed at this meeting.

“Thank you” to all who have contributed to the drafting of these documents!  
 Paulette Cresawn  
 303-646-3059



## Equestrian Committee

FYI, Douglas County Fairgrounds offers open riding year-round in their indoor arena on Wednesdays from 8 am to 8 pm., unless they are hosting or prepping for an event. Please check the calendar on their website for more information.

<http://www.douglas.co.us/eventscenter/facility-descriptions/>

Below are some Equestrian Resources:

**Douglas Elbert Horse Council** <http://www.dechc.org/>

**Parker Trail Riders** <http://www.parkertrailriders.org/>

**Parker Elizabeth Riding Club** <http://www.peridingclub.com/>

**Douglas County Open Space** <http://www.douglas.co.us/dcoutdoors/trails/open-space-trails/>

**Colorado State Parks** <http://cpw.state.co.us/thingstodo/Pages/HorsebackRiding.aspx>

**Colorado Toxic Weeds Brochure** <https://www.colorado.gov/pacific/sites/default/files/Horse%20Brochure%20Colorado%27s%20Poisonous%20Menace.pdf>

**Managing Small Acreage Pastures During and After Drought**

<http://extension.colostate.edu/topic-areas/natural-resources/managing-small-acreage-pastures-during-and-after-drought-6-112/>

**Colorado Small Lot Acreage Management for Horse Owners**

[http://cusp.ws/wp-content/uploads/2014/10/Small-Acreage-Management-for-Horse-Owners\\_Boulder-Valley-Conservation-District.pdf](http://cusp.ws/wp-content/uploads/2014/10/Small-Acreage-Management-for-Horse-Owners_Boulder-Valley-Conservation-District.pdf)

**Dryland Pasture Management for Colorado Small Acreage**

<https://extension.colostate.edu/docs/sam/grazing-guide.pdf>

Happy Trails—Rachel Larsen 480.353.1195



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## 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 drop box (located at the front door of the clubhouse). Questions-contact Jim Garnhart 720-220-8361.



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## 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/>





PAWNEE HILLS ANNUAL

# Family Fall Festival

October 14th 6:00pm(Saturday)

At the Clubhouse

Join your neighbors for a bowl of  
"CHILI" & drinks.

Everything provided

(If you want to bring something to  
share that would be wonderful.)

PUMPKINS WILL BE PROVIDED FOR  
KIDS TO DECORATE.





# **PAWNEE HILLS HOA GARBAGE DROP OFF**

SATURDAY OCTOBER 28, 2017

8:00 am to 11:00 am

(or until truck is full/first come first served)

**As part of our HOA fees, a trash truck will be available for  
FREE JUNK DISPOSAL**

The truck will be at the Clubhouse parking lot and will be attended by personnel from the  
Garbage Man.

They will load your items into the truck.

**Pawnee Hills residents only, addresses will be checked.**

## **\*\*These Items Prohibited\*\***

**Batteries/Car Batteries/Battery Acid**

**Dead Animals/Body Parts**

**Electric Generators/Motors/Engines**

**Wet Paint**

**Motor Oil**

**Freon/Coolant**

**Refrigerators**

**Air Conditioners**

**Anti-Freeze/Toxic Chemicals**

**Computers/TVs**

**Medical Waste**

**Freezers**

**Hazardous/Toxic Waste**

**Cement/Dirt/Rocks**

**Sod/Sand/Manure**

**Tires**

**Logs/Trunks**

**Electronics**

## **No Automotive Parts Whatsoever**

These Items are acceptable

Washer/Dryer/Water Heater

Mattresses

Furniture

Flooring(carpet,wood,linoleum,etc)

(Must be cut or rolled into 4ft pieces

Anything else not on above list

Please do not bring normal household trash.

We want to allow for as many large items as possible

**For more information contact Robin Pickering 303-999-5542**

Activities Committee Events  
(all events will be posted at the mailbox shelter)

The Activities Committee welcomes volunteers and ideas for additional activities. Contact Robin Pickering Committee Chair at 303-688-3782 or email [robinapickering@gmail.com](mailto:robinapickering@gmail.com)

**Pawnee Hills HOA Book Club selections for 2017**

Monthly Book Club- Third Monday of the Month-7:00pm at the clubhouse. Book selections are listed below and will be posted at the mailbox.

October 9 th      Olive Kitteridge/by Elizabeth Strout  
November 15th    A Piece of the World by Christina Baker Kline  
December         *Book club cancelled*



**Activities for 2017**

October 14      Family Fall Festival at the Clubhouse-6:00 pm (Chili Supper)  
October 31      Trick or Treat (Homeowners need to leave outside lights on and place a lighted pumpkin at driveway if you want little ghosts and goblins)  
December 15    Holiday Decorating Contest-Judging between 7:00-8:30 pm.

**Pawnee Hills On Social Media**

Find out what your neighbors are talking about.  
Next Door-Ponderosa Park East.  
(go to NextDoor.com and enter email)

On FACEBOOK Pawnee Hills Homeowners-Elizabeth

*(This is a closed group-administered by a Pawnee Hills homeowner. Not controlled in any way by the Board of Directors.)*



## **2017 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 **2017 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/page/accountinginformationrequest>