

CRIPPLE CREEK MOUNTAIN ESTATES POA



2022 NEWSLETTER

Upcoming Board of Directors Meetings:

October 8th: 930a

November 12th: 930a

December 10th: 930a - Christmas Party to follow



President : Mark Richwine

Greetings from your President!

Greetings:

A few notes as we approach end 2022.

We are having issues with individuals abandoning trash. Please note that trash dumping is **only** available when the office is open for business (Tuesday through Saturday 07:30a – 3:30p). There are **NO TRASH SERVICES** outside of those hours. Every weekend we have trash left by the closed trash door, in the bushes, even in the warming shed used for children waiting for the school busses.

On the occasions we confront someone dumping and question them, their answer is always they are short term rentals, and they were told to just leave it at the office. Some renters were told the trash services were available Monday through Friday (IT IS NOT). If you are an owner using your property for Short Term Rentals (ie: Air B&B/VRBO) you need to inform your renters **NOT** to leave trash at the office when it is closed and provide them with alternative instructions.

Amenities such as the Pool or the Fitness Room **ARE NOT** available for Short Term Renter use. If your advertisements indicate they are, please modify them immediately.

Also please note that property owners are responsible and liable for the behavior of their tenants. Please assure they are provided with a copy of the association rules

We reminded everyone that property owners (in good standing) **ARE PERMITTED** to camp on their property for up to two weeks (14 days) per year. Please note that open fires (campfires) are **NOT PERMITTED**. At the end of the camping experience, all items **MUST** be removed from the property to include campers, trailers, tents, tools. Trash can be disposed of at the Clubhouse **ONLY** during open office hours. If the office is closed, the trash needs to be taken home

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The board wants to remind owners that when using the facilities that they sign in and note which amenities they are using. Owners are also reminded our facilities are provided for the enjoyment of all members. Equipment is not to be removed, moved or modified. If anyone has an issue with any of the facilities, PLEASE call the office or drop a note for issues to be addressed.

The facilities are used throughout the year by non-resident owners. Many use them to clean up when camping or working on their properties. ALL Owners are requested to try not to track in grass, mud, etc and to clean up after themselves. Please help us to keep this facility clean.

Owners are reminded that NO CONSTRUCTION is to occur within CCME without a submittal and approval by the architectural control committee before construction begins. When construction occurs without approvals and the Association is notified, action is taken to stop said activity until proper approvals are received. Submittal requirements and ACC Guidelines as well as all association bylaws and Declarations and Covenants are available in the office and on the web page. While the office and the board members do see violations as we drive through the Association, owners are encouraged to contact the office if they see any questionable construction occurring within the association.

Mark Richwine, President

- Please remember, you are not allowed to fire weapons on your property. If you hear anyone firing weapons, please contact the Teller County Sheriff's Office.
- If you have exterior lighting for security, please look into moving towards motion-sensitive fixtures. Overly bright lights take away the beauty of nature at night.



ARCHITECTURAL CONTROL COMMITTEE NEWS UPDATE

By: Montrell Williams, CHAIRMAN OF ACC

Greetings:

Message from the Architectural Control Committee

We hope you and your family had a wonderful summer! ACC Chairman Montrell Williams reported that we have received many ACC submittals YTD, with most being new construction requests (driveways, new homes, external improvements and design changes). People have been putting in detailed requests which are great and helpful to the ACC! Thank you!

We enjoy living in a beautiful community and know that is a result of careful upkeep and maintenance by property owners and CCME staff. We have had many new property owners join our community this year, so we want to take a moment to share about our Architectural Control Committee (ACC) approval process for work on your home or property. If you are planning any exterior work on your home, for example, landscaping, painting, deck work, window/door replacement, siding...you need to complete an application with the ACC for approval before beginning your project.

The application can be found on the CCME website at <http://www.ccmepona.com/documents.html>, and you are also welcome to reach out to the ACC at ccmepona@ccmepona.com with questions or if you are unsure if you need to submit an application for your planned project. The ACC has provided additional information in this newsletter regarding our process as well.

A few reminders:

- We have had several complaints submitted by property owners regarding unauthorized construction taking place within the community. This includes:
 - ~Unapproved construction taking place
 - ~Unlicensed individuals performing work (please note, property owners may perform their own work)
 - ~ACC (Architectural Control Committee) approval is required for all new home construction, exterior home improvements and landscaping.
 - ~ACC submittal Forms & Sample Forms are available on the website at <http://www.ccmepona.com/documents.html>. For faster processing, you may also submit your forms, photos and plans by email to ccmepona@ccmepona.com.
- Please remember that ATVs/UTVs are not legal to drive on county roads. Please restrict their use to CCME roads and your own property.

A property owner asked about Short-term rentals (STRs)?

- At a recent monthly meeting, a committee was formed to address complaints and provided recommendations to the board. If you are interested in joining this committee please reach out directly to Vicky Collings by email at vjcollings@gmail.com.

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ARCHITECTURAL CONTROL COMMITTEE NEWS UPDATE

By: Montrell Williams, CHAIRMAN OF ACC

Message from the Architectural Control Committee (cont'd)

A property owner asked about campfires within CCME?

- No open fires are permitted within the subdivision as outlined by Cripple Creek Mountain Estates Protective Covenants and Building Restrictions available on our website www.ccmeboa.com.
- Campfires are allowed within the subdivision. Campfires should be contained within a designated fire pit that is at least 25 feet away from all structures or other combustible material.
- Fire pits must be less than 3 feet in diameter and at least 18 inches in depth. Rocks laid in a circle on the ground are not a fire pit.
- No burning of rubbish or trash is permitted at any time.

Architectural Control Committee Process

While the ACC has 30 days to review a property owner's request, our turnaround time for a typical request is typically less than 2 weeks, which I am very thankful to the team for giving their time to each and every request in a complete and timely manner.

I wanted to share a few tips when you're considering a modification to your property -

1. Please review the CCME Architectural Control Committee form located on our website here <http://www.ccmeboa.com/documents.html> and select the button labeled "ACC Guidelines". It contains information on what to submit for each kind of request.
2. Submit the ACC Submission Form to ccmeboa@ccmeboa.com. Please make sure to provide all information required for your request, either included in the ACC form or as additional attachments. This will expedite the review of your request.
3. Once your request is received:
 - a. It will undergo committee review, the Architectural Control Committee holds regular meetings to discuss and review applications.
 - b. Following the review, the Architectural Control Committee will make a decision based on the ACC guidelines and completeness of your application. If a variance is required, this will require a board vote which occurs at the monthly board meeting.

When in doubt, always ask or seek approval first. We're here to help.

We hope you have enjoyed the ACC News section of our newsletter. As always, If you have comments, questions or would like to see additional ACC information in our newsletter, please send it to the board.

Best Regards in 2022. CCMEPOA Board of Directors

CCME News

New key cards are here! Please see the office for new access cards. As a reminder, **only the owners of the property can pick up their access card**. If you need someone else to pick up your card, please contact the office to make arrangements. Additional access cards are available for \$5. *There is a 2 card limit per household*

New Committees have been formed:

If you are interested in joining the Events committee, please email ccmepoa@ccmepoa.com.

Dates/Times for the Events Committee are:

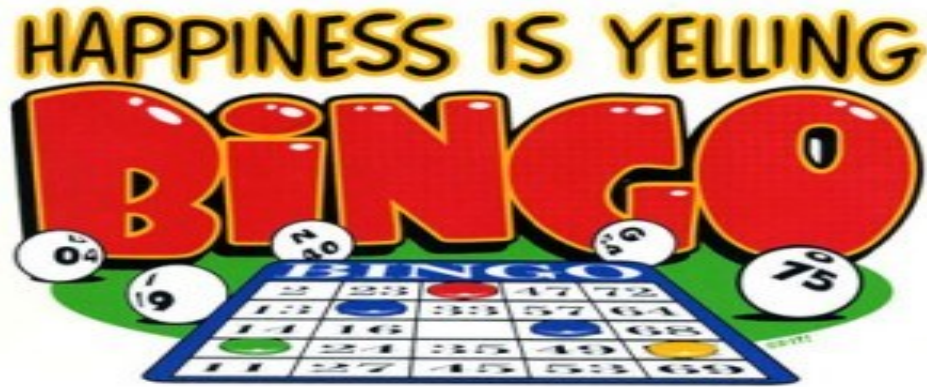
October 1st @ 1130a

October 28th @ 4p

November 4th @ 4p

December 3rd @ 1130a

To join the Short-Term Rentals committee, please email Vicky Collings at: vjcollings@gmail.com



We had so much fun at bingo!

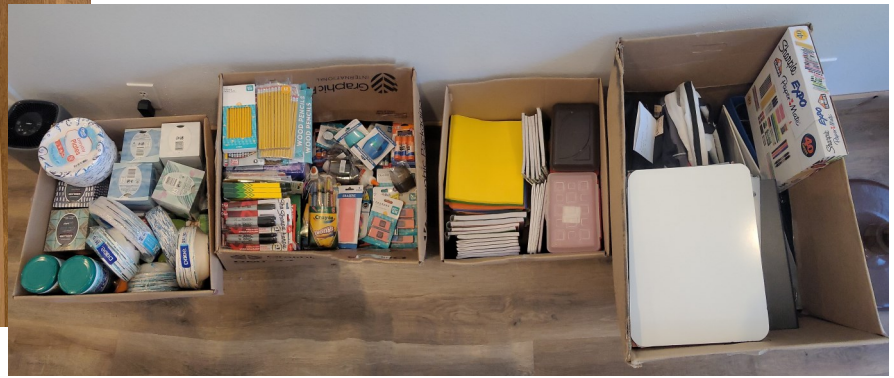
We hope to see you all next time!



The next bingo will be September 30th from 630p - 830p. Bring a drink and a snack and come have some fun!



A HUGE **Thank you** to everyone who donated to our first annual Back to School drive for our local schools! It was definitely a big success and we appreciate everyone who donated to our cause!



Help us **Fall** into helping our local animal rescue! We will be accepting donations for TCRAS (Teller County Rescue Animal Shelter) for the month of September. Please see



the office for a full list of requested items.





Chipping helpers 8/29/22:
(left to right) Gary Harrison,
Paul & Diana Schaiberger,
Rambo (4-Mile Fire), Dave
& Mary Keith

September's Chipping
was a success! Thank
you everyone who was

apart of this to make this such a successful 3 days. * A special
thanks to: Paul & Diana Schaiberger for putting together the vol-
unteers and for leading the team on 8/29 (and picking up lunch!),
Bob Wooley for putting together the chipping route and organiz-
ing the days, Jeff Wernz for leading the team on both 8/30 &
8/31, Peggy Hochstetler for providing lunch on 8/31, and to 4-

Mile fire for working
with us and getting
everyone's chipping!
* Be on the lookout
for more chipping
days!



Chipping helpers 8/31/22: (left to right) Anthony Be-
navidez (4-Mile), Don Nielson (4-Mile), Ricky Smith, Bill
Martin, Rich Hochstetler, Jeff Wernz, Bob Wooley



Holiday Decorating Party

CCME Clubhouse

Saturday, November 12th

Starting at 1130 am

Come help decorate

Holiday refreshments will be provided

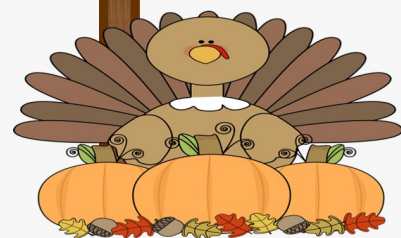
Upcoming Holidays & Office Closures:

In observance of Thanksgiving, Christmas & New Years, the office & trash services will be closed **early** on: Nov 23rd & 25th, Dec 24th, & Dec 31st, and closed **all day** on: Nov 24th

Merry
Christmas

Happy
New
Year!

We are
Thankful for
YOU!



4th Quarter Plans:

- ⇒ The Board has started the 2023 budget. This will be sent to members in November once completed
- ⇒ 2022 Annual Christmas Party: December 10th after the Board Meeting
- ⇒ Remodel is starting on the bathrooms downstairs across from the gym. Please be patient while we are making this area better for everyone.
- ⇒ The special assessment for Fire Mitigation did not pass. If you have any questions about the assessment vote, please contact the office.
- ⇒ When the 2023 budget gets sent, we will also be sending out a updated contact information sheet. Please be on the lookout for this and mail it back to the office asap!

CCME Community Events

CCME is committed to helping out our community! It is our goal to do a different community outreach program each month to help our local community.

September: "**Fall** into helping our local animal rescue": CCME is taking donations for TCRAS. Please check with the office for needed items.

October: "Sock-tober": CCME will be taking donations in the form of gently used/new socks, hats, gloves, scarves, coats, & sweaters to give to our local homeless community.

November: "**Thanks** for **Giving** Food Drive": CCME will be taking canned food donations.

December: "CCME Christmas Toys for Girls & Boys": CCME will be taking toy donations for kids of all ages. Donations will be given to the Aspen Mine Center.

CCME Events *

September 30th: BYOB & BINGO. 630p - 830p Bring your favorite drink and snack.

October 21st: BYOB & BINGO 630p - 830p

October 29th: Halloween Bash - Trunk or Treat, Costume Contest, Pumpkin Carving Contest, Bobbing for Apples, Vampire Blood Drive 2p- 6p

November 5th: Craft Fair & Bake Sale from 10a - 3p. There is limited space for vendors. Please contact the events committee at ccnepoa@ccnepoa.com if you are interested in joining.

November 12th: Clubhouse decorating after the Board Meeting.

November 18th: BYOB & BINGO. 630p - 830p

December 1st: Starting December 1st, you can bring in your Christmas gift to wrap in the CCME Office during office hours.

December 16th: BYOB & BINGO 630p - 830p

December 18th: Watch party & cookie swap. Join us at the CCME clubhouse at 2p for a cookie swap. We will be viewing Christmas movies as well.

*Dates/Times/Events are subject to change. Please check emails & Facebook for updates

CCME Clubhouse Services & Amenities

Showers Saunas

Basketball Tennis

Boece Ball 18 hole Disc Golf

Playground Cornhole

Horseshoes Croquet Deck

BBQ Grills/Picnic Tables Parks

Notary Copying Maps



Indoor Swimming Pool

Trash Services

Driving Range



Pickleball



Clubhouse Rentals

Poker Table

Ping Pong Table

Dart Board

Pool Table

Library



24-hour Gym

2022/03/10 13:48



Featured Wildlife or Nature Pictures

If you have pictures you have taken in the association, email them to ccmepoa@ccmepoa.com and you can be featured on the website and future newsletters

Photo Submitted by:
Russ Shepardson



Photos Submitted by;
Rachel Malloney





Cripple Creek
Mountain Estates

**CCMEPOA OFFICE
HOURS**

**TUESDAY—SATURDAY
7:30 am — 3:30 pm**

**The office is closed
SUNDAY & MONDAY**

**PHONE : 719-689-2549
FAX : 719-689-3436**

**EMAIL :
ccmepoa@ccmepoa.com**

Fitness Room open 24/7

Pool open daily 5:00am-9:00pm

Newsletter articles written by:

- ⇒ Mark Richwine, President
- ⇒ Montrell Williams, Vice President
- ⇒ Rachel Malloney, Office Manager

If you have suggestions for content, please contact the office



PEAK ALERTS
SERVING EL PASO & TELLER COUNTY

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Peak Alerts are notifications sent through a software called Everbridge by public safety agencies in El Paso and Teller Counties. Peak Alerts notify you of emergency situations that are a threat to life or property and are deemed dangerous by public safety officials. Examples of emergency situations may include but is not limited to, natural or man-made disasters, hazardous materials incidents, missing persons, law enforcement activity impacting the public, evacuation notices, and more. Sign up for alerts at PeakAlerts.org.

Cripple Creek Mountain Estates
Property Owners' Association
4453 Teller County Rd. # 1
Cripple Creek, CO 80813

Address Correction

