

CRIPPLE CREEK MOUNTAIN ESTATES POA

Newsletter November 2024

Presidents Update

By: Montrell Williams

Happy Fall to all of my fellow CCME neighbors, the board has been busy this season handling building maintenance issues and completing upgrades to the clubhouse, such as new flooring in the main hall and gathering estimates for expanding the trash facilities. We are still seeking a property owner to fill the vacant board treasurer seat, currently the board members are filling that gap until we receive interest.

As we finish out the remaining weeks of 2024 there more work to do, we have our annual budget meeting happening in December 14th and 2025 assessments statements will be mailed to property owners in the coming week. I'm happy to report that the collections effort in 2024 has been successful in collecting past due assessments and interest. The board is currently reviewing the new collection policy that the community will adopt coming out the August 2024 Colorado Legislative session and I hope to have this new policy put in place by January 1st, 2025.

In closing, I am very proud of the work the Board, Member volunteers and office staff are doing on behalf of our Community! I encourage you to attend/participate in our monthly Board Meetings, Budget Meeting and Community activities, and to volunteer on Committees and help plan/organize our activities, finances and technology. I welcome your comments and suggestions on how to improve our Association and Community, so please don't hesitate to send me an email or give me a call.

Sincerely,
Montrell Williams, Board President



NEWSLETTER HIGHLIGHTS

Presidents Update

Architectural Control Committee

Building & Grounds Update

Wildfire Mitigation Committee

Short Term Rental Committee

Dates & Resources to Remember

Still to come in 2025

Office Contact Info

Phone: 719-689-2549

Email: ccmepoa@ccmepoa.com

website: www.ccmepoa.com



Architectural Control Committee(ACC) Updates

By: Rachel Bilardi

ACC Guidelines and Unapproved Construction

We continue to see construction started without ACC approval. Please remember that ACC approval is required for all construction projects in the community. Additionally, even if the county does not require a permit, you still need the ACC's approval to begin construction. When in doubt, please call the office and ask, or visit our website to access current ACC Guidelines

Trash

We would like to remind everyone that it is the responsibility of each property owner to keep up with their waste. If an animal gets into your trash cans, please pick it up. Trash can be fatal to many wildlife, especially bears. The trash dumpsters are open Monday thru Saturday 7:30am to 4pm (subject to change with bad whether).

Speeding

This is a common problem in our community. For those who do not know, the posted speed limit is 30mph in all parts of the community unless otherwise noted. We have residents who walk with their animals, children at play and cows roaming throughout the community. Please keep our roads safe.

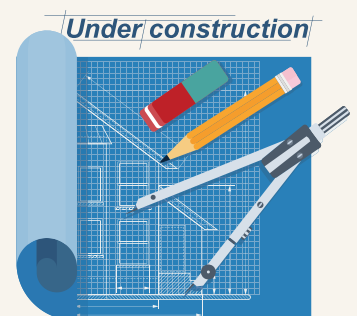
Culverts

Each property owner is responsible for maintaining their culvert. Several homeowners are not maintaining their culvert correctly, and this significantly damages the road and vehicles passing over the damaged areas. The county is currently severely understaffed, and our roads are unlikely to be graded again before winter. Additionally, fixing the road is only temporary if the culverts are not addressed. Please check your culvert and ensure it is functioning correctly; if not, please address the issue as soon as possible.

Reminder:

All complaints must be submitted via our online form, which you can access at www.ccmepoa.com

The office staff will not accept verbally shared complaints.



Building & Grounds update

By: Ken Blohowiak



- Clubhouse Flooring is complete
- Stairs are currently being worked on
- New Lighting will be installed in the bar area
- A door to the kitchen and kitchen window will be added
- We are looking into new bids to repair concrete
- We are repairing fences due to cattle damage
- We added a new Bulletin Board for upcoming CCME Events located on the front of the building.



A reminder from the Wildfire Mitigation Committee--Loren Gollhardt and Suzanne Adams

We recently attended the Board Meeting at Four Mile Fire where it was announced that the moisture content of trees and vegetation in our area is very low and the wildfire danger is very high. Following is a timely reminder from a previous Wildfire Mitigation newsletter written by Loren Gollhardt:

Do you heat your house with a wood stove or occasionally enjoy a crackling fire in the cold winter months? If you do, do you dump your ashes outside? Dumping your ashes outside is a terrible idea. Many people believe that the ashes are completely cold and it will do no harm to dump them outside in the snow in the winter. After all, it is cold out and fires don't burn very well in the cold so the chances of something happening are low. Even if some ashes were a little warm, as soon as it hits the snow it will fizzle right out.

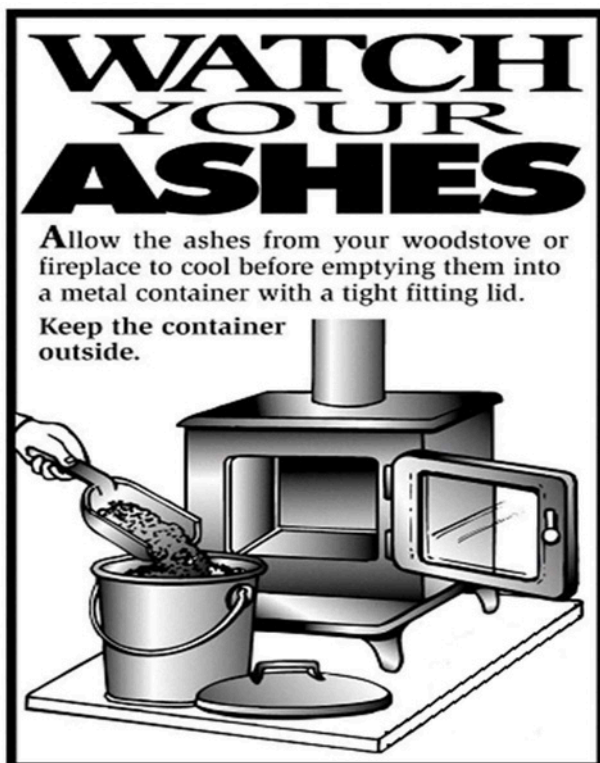
Wrong! The truth is, dumping your ashes outside in the snow can be deadly. Every year our firefighters put out fires in peoples' yards that are started by the ashes they dumped a few hours ago, or even yesterday or the day before. You could be the guy whose ashes set your house on fire, spread to your neighbor's house, climb into the canopy, and start a catastrophic wildfire.



Please don't be "that guy."

There's a better way to do it,
and it's easy.
Here's what to do . . .

First, Follow these steps...



Then, a few days later, open the container and check to be sure the ashes are cold. Then dump the cold ashes into a trash bag. You are good to go!

We know you got this.

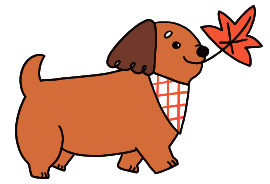
Your neighbors are thanking you already.

P.S. If you do dump the cold ashes outside on the ground, be careful. The ashes will raise the alkalinity of the soil. Too much will prevent anything from growing in that spot for a long time!



Short Term Rental Committee Updates

Michelle Bledsoe, CCME STR Committee Chair



We are working on a fire safety map for emergency exit routes for CCME, as well as flagging special needs homes. If you have special need or disabilities that would require assistance in an emergency situation I will need you to email me at d32321@aol.com with your lot # so I can flag the safety map - which will be on the master map for the CCME office, fire dept. and emergency rescue groups. **(These designations will not be on the maps distributed to the property owners in order to protect privacy)** If you are a short term rental owner think of the safety of your guests and let me know those property lot #'s so we can flag those as well as "short-term" rentals and give you the owner a copy of the map to post in your short term rental, which will show the emergency exits out of CCME. Eventually - and we're getting close, this will be available for every single CCME home, which will show you your best exit routes in the event of a fire or other emergency.

Sincerely Michele Bledsoe

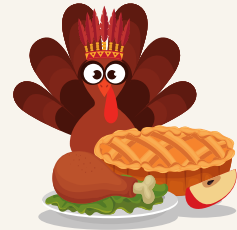



Important Dates and Resources



NOVEMBER

- 11/16 Holiday Decorating 11:00am
- 11/22 BYOB/ Bingo 6:30pm-8pm
- 11/27 Office Closed at 12pm
- 11/28 Office Closed Happy Thanksgiving



DECEMBER

- 12/07 Cookie swap and movie night
- 5:00 pm cookies swap, 6:00 pm movie (tbd) to start**
- 12/11 Last day for ACC submissions
- 12/14 BOD meeting 9:30am- ?
- 12/14 CCME Christmas Party
- 4:00 pm doors open, food served at 5:00 pm**
- 12/20 BYOB/Bingo 6:30-8pm
- 12/24 Office Closed at 12pm
- 12/25 Office Closed Merry Christmas
- 12/31 Office Closed at 12pm

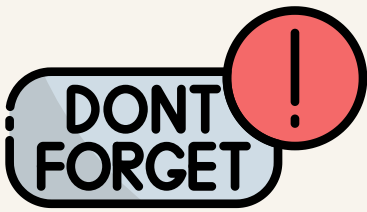


Good Bye 2024

JANUARY 2025

- 01/01 Office Closed
- 01/08 Last day for ACC Submissions
- 01/11 BOD meeting 9:30am - ?





Important reminders:

- Please be courteous of your neighbors. Please set your lights set to motion detector and not from dusk to dawn. Although your neighbors may not be right next door they still can see the lights from a distance and some of them are extremely bright.
- Please **do not feed** the wildlife (It does not help them it can hurt them)
- Please **NO** street shoes or boots in the gym
- There are private roads that are not part of CCME that lead to 67 please **DO NOT USE THESE ROADS!**
- Please keep your pets safe and contained to your property
- Camping is allowed for only 2 weeks out of the year on your property

STAY INFORMED:

Please make sure we have your current email on file to receive email blasts up upcoming events, quarterly newsletters and important information about CCME. Join the CCME Facebook Group and Get Connected with your Neighbors!

www.ccmepoa.com

or

facebook - ccme



Happy
New Year

2025

COMING SOON TO CCME

New updated Website

Business Center

Expanded Trash and Recycling

Landscaping project for the back area

More fun activities from the Events Committee

Paint and Sips

Community Drives

Crafts and Movies

BYOB/BINGO

Contests

Trunk Sales

and so much more

