

CRIPPLE CREEK MOUNTAIN ESTATES POA



2023 NEWSLETTER



President : Mark Richwine

Greetings from your President!

ASSOCIATION MAIL DELIVERY

Previously, Community Mail Boxes were provided and monitored by the Cripple Creek Post Office (USPS) when there was need for additional boxes to expand postal delivery for new full time residents. Once provided, the POA maintenance person performed the installation. Once installed, the Post Office would assign a mail box to the new full time residents WHEN REQUESTED. Currently ALL mail boxes have been assigned so additional boxes will need to be purchased and installed.

There has now been a change in the process. The Cripple Creek Post Office (USPS) will no longer provide additional Community Mail Boxes to the CCMEPOA. When additional mail boxes are needed for new residents, it is now the association's responsibility to purchase, install and maintain mail boxes. The board was notified of these changes in early February, and that all 256 current boxes have been assigned.

Since all current boxes have been assigned, the association has purchased 4 Community Mail Boxes. Each community mail box has 16 residential boxes in it for a total of 64 additional residential boxes. Unfortunately we cannot install these boxes until the weather warms up and we receive an approved installation plan from the Cripple Creek Postmaster. This is estimated to be completed mid spring. In the future we will need to budget the purchase of additional boxes so that we have a box available for each residence

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The following decision has been made by the Board of Directors.

New Residences:

As of March 1st 2023, all new home submittals for Full Time or Part Time Residents will be required to pay for a residential mail delivery box in the amount of \$200.00. This is to cover the costs associated with the purchase, installation and maintenance.

Existing Residences

The process for Existing Residences who are not currently receiving mail at the community boxes is still being reviewed. It will be communicated to the owners once approved and finalized.

I hope this helps explain what is going on and what the future process will be for Association Mail Delivery.

Best Regards

Mark Richwine

President, CCME POA Board of Directors

NOTICE OF ANNUAL MEETING OF MEMBERS & VOTING

The Annual Meeting of Members will be held on the

2nd Saturday of the month, JULY 8, 2023 at 9:30 A.M.

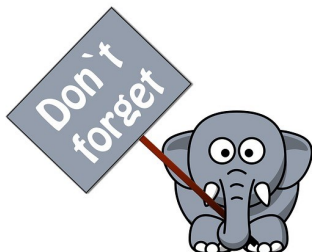
at the CCMEPOA Clubhouse

4453 Teller County Rd. 1, Cripple Creek, CO 80813

Lunch immediately following

2023 Board of Director Meetings

- | | | |
|---------------------|-----------------|--------------------|
| • January 14, 2023 | May 13, 2023 | September 09, 2023 |
| • February 11, 2023 | June 10, 2023 | October 14, 2023 |
| • March 11, 2023 | July 08, 2023 | November 11, 2023 |
| • April 08, 2023 | August 12, 2023 | December 09, 2023 |



Assessments were due January 31, 2023

Pay by check at the clubhouse

Or on-line at Dorman Management Association website

ARCHITECTURAL CONTROL COMMITTEE NEWS UPDATE

By: Montrell Williams, CHAIRMAN OF ACC

Greetings:

Q1 2023 Updates from the Architectural Control Committee

The Volunteer Board Members of the Cripple Creek Mountain Estates POA, along with many dedicated volunteers on the Architectural Control Committee have been working hard to make our neighborhood association a great place to live. Here are the property owner projects, submissions, complaints and variance requests that have occurred in the 1st quarter of 2023.

January 2023

Submissions

- Preliminary House Plans - Pending

Variance Request

- None

Complaints

- Home Not Complete - Contacted Owner
- Open Fire on Balcony - Contacted Owner

February 2023

Submissions

- 2 New Home Submissions - Approved

Variance Request

- None

Complaints

- None

*The ACC did provide an update regarding the unsightly lot on Yorktown and Anges, this lot has been turned over to code-enforcement and action is being taken.

March 2023

Submissions

- Outbuilding - Approved
- Outbuilding & Fence - Approved
- 2 Staining Requests - Approved
- New Windows - Approved
- New Driveway - Pending

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ARCHITECTURAL CONTROL COMMITTEE NEWS UPDATE

By: Montrell Williams, CHAIRMAN OF ACC

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Variance Request

- None

Complaints

- None

ACC Frequently Asked Questions

According to the Declaration of Covenants and ACC Guidelines, new construction and improvements to all single family homes, outbuildings and lots (removing large trees and landscaping) must be approved by the Architectural Control Committee prior to construction.

What projects need to be submitted to the ACC?

- All improvements, including, but not limited to, new homes, storage sheds (under 200 sqft do not require Teller County approval) , home additions, fencing changes, color changes to the exterior paint, decks, fence relocation, roof replacement, substantial alterations to lot landscape, and exterior alterations.
- Outbuildings and Garages
- New Driveways, changes to path of existing driveway

What is the timeline for review?

- The Architectural Control Committee has 30 days to review any plans submitted to the committee.

Are any other permits required?

- Teller County may require a building permit and inspection that may also need to accompany your ACC submission form. Your contractor should know this information or you can reference the Teller County website at <https://www.co.teller.co.us/CDSD/BuildingDept.aspx>

How do I access my property for construction?

- Unless there is written permission from another landowner and guidance from the Architectural Control Committee, you must use construction access for your project from your own lot. No access from commons areas, greenbelt or drainage areas, or any areas not owned by you is allowed without written permission from the land owner and the ACC.

How do I contact the Architectural Control Committee?

- You may submit your ACC submission form and plans by walk-in or by email to ccmepoa@ccmepoa.com. If you have any questions please contact the office 719-689-2549.

Best Regards in 2023. CCMEPOA Board of Directors

CCME News



The Board of Directors of
Cripple Creek Mountain Estates
Property Owners' Association

Is seeking volunteers for positions on the Board of Directors.

There will be four positions available on the Board of Directors. **If you are interested in running for any of the positions, please submit your name, a short biography, and contact information to the CCMEPOA office no later than May 12, 2023.** Election Ballots will be mailed out by May 24th and votes will be due by July 7th at 2:00 pm.

2023 Chipping Days:

Chipping Days are back in CCME! Our plan is to work alongside 4Mile Fire in using the county chipper like we have in the past. The goal is to have one weekend a month between May-September to achieve this. We currently do not have dates set, and will let you all know as soon as we do. **Please wait until dates are announced and details emerge before calling the office to sign up.**

Annual Meeting 2023:

We are looking for 2-3 more volunteers to help man the grills during our annual meeting. If you are interested in helping out, please contact the office.

CCME News

Colorado Natural Gas in CCME is moving their pump station from their location at Angas & Troy to Wellington & Angas. This is in the common area on a 30x30 section. Our understanding is that it will open up some areas to get Natural gas to more properties. Colorado Natural Gas said they will bring in 150ft of line onto homeowner's properties. Michel Bledsoe has called on this and found that we will need more info on our end. She will need your help to get a list together of who would like to find out the price for a line on your property.

Please contact Michele at 719-260-8156 or email her at d32321@aol.com if you would like more information.

She is conducting a list of homes for who would like a gas connection and needs the following:

Who would like gas: lot number or address?

New homes: who is getting gas - lot number or address.

Michele will not give out your info to anyone without your permission. Please do not call the office on this as they will not be able to answer any questions.

CCME Survey Responses:

Thanks to all that filled out and returned the Survey we sent out in December! From that survey, we received 87 responses. Of those 87, we received the following responses:

37 respondents were Non-Resident Owners

38 respondents were Full-Time Resident Owners

11 respondents were Seasonal Owners

1 respondent did not answer

We requested a rating of 1–5 on how you would rate the clubhouse and its amenities (1 Being the lowest and 5 being the highest). We received the following responses:

1–2

4–18

2–0

5–15

3–9

No Response–43

Our most common comments and concerns were on:

Q. Ponds/Fishing

A. The Board is diligently working with Dennis Jones & The Applegate Group to get us our ponds back. However, with the designation of the ponds being under fire protection, we **will not** be able to fish in these ponds.

Q. Road Maintenance & Concerns

A. Unfortunately, there is noting much we can do on road conditions. We have a form you may fill out in the office for complaints that the we can fax over, or you can contact them directly at 719-687-8812.

Q. Air BnBs

A. We received responses both for and against Short Term Rentals. At this time, the Board is not moving to ban them. (continued on page 8)

CCME Survey Responses:

(continued from page 7)

We have not received any official complaint/concern over Short Term Rentals in quite some time. We appreciate the efforts made by John Eijlers, Michele Bledsoe, and the rest of the STR committee for their work on getting issues resolved. We will continue to monitor STRs as needed. If you have any questions on Short Term Rentals or would like to join their committee, please contact either Michele Bledsoe (d321321@aol.com) or John Eijlers (strccme@eijlers.com).

Q. The Restaurant, Bar, and other amenities

A. We will be sending another survey out in May along with the BOD ballots in regards to amenities. Please be on the lookout for this and respond asap.

Thank you all again for your responses. We will be sending 2 more surveys in the upcoming months. The first will be a straw poll survey via email, and the second will be a survey that will be sent both digitally and physically. Please be on the lookout for these and respond promptly.

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.

March: CCME March Madness. CCME will be accepting donations of sporting equipment to give to our local schools.

April: Promoting Cleanliness & Conservation in our community

CCME Events*:

April 8th: Easter Egg Hunt & Brunch 2p. This is open to kids of all ages in and out of our community. Invite your friends and family for a fun adventure. Please sign up with the office so we know how many kids to expect. We will be having a Easter Brunch from 12p - 2p. Please sign up with the office what dish you would like to bring.

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

April 22nd: Community Cleanup starting at 1p we will be going around the community and cleaning up trash. If you would like to volunteer, please reach out to the office.

May 5th: Cinco de Mayo Potluck @ 6p

May 19th: BYOB & BINGO 630p - 830p

June 23rd: BYOB & BINGO 630p - 830p

Events Committee Meeting Dates/Times:

April 1st @10a

May 6th @1130a

June 3rd @1130a

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

Soup Cook Off Contest Winners

1st Place Rachel Malloney

Chicken Alfredo Soup

2nd Place

Diana Schaiberger

Tortellini Soup

3rd Place Barb Blohowiak

Cream of Mushroom Soup



Pictured above: Rachel Malloney, Diana Schaiberger, Barb Blohowiak

CCME Clubhouse Services & Amenities

Showers Saunas

Basketball Pickleball

Bocce Ball Tennis

Playground Cornhole

Horseshoes Croquet Deck

BBQ Grills/Picnic Tables Parks

Notary Copying Maps

Trash Services Driving Range



Poker Table

Ping Pong Table

Dart Board





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





Cripple Creek
Mountain Estates

**CCMEPOA OFFICE
HOURS**

MONDAY—SATURDAY

7:30 am — 4:00 pm

**The office is closed from
1p—130p for lunch**

**The office is closed
SUNDAYS**

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



PEAKALERTS
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.

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Cripple Creek Mountain Estates

Property Owners' Association

4453 Teller County Rd. # 1

Cripple Creek, CO 80813

Address Correction

