



# CRIPPLE CREEK MOUNTAIN ESTATES POA



## 2023 NEWSLETTER

### 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  
BBQ lunch immediately following the meeting



**President : Mark Richwine**

### Greetings from your President!

In this last year, we have had fewer issues with individuals abandoning trash. This is a great improvement from past actions. With that said, please note that trash dumping is only available when the office is open for business (Monday through Saturday 07:30a– 04:00p).

There are NO TRASH SERVICES outside of those hours or on holidays (New Years Day, Memorial Day, 4<sup>th</sup> July, Labor Day, Thanksgiving, Christmas).

Typically on Sunday's we have individuals looking to dump trash. When asked, they tell us that they are short term rentals, and they were told to just leave it at the office which is not correct. If you are an owner using your property for Short Term Rentals (ie: Air B&B/VRBO) please CLEARLY inform your renters NOT to leave trash at the office when it is closed and provide them with alternative instructions (like leaving it inside the cabin) and that you will attend to it.

Also, as a reminder that the 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

Now that we are moving into summer, we want to remind all owners 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

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.

Best,

Mark Richwine, President

Mailboxes:

Just to clarify some questions on the mailbox fee:

The \$200 mailbox fee is only for those who do NOT have a mailbox and want one. If you have already been issued a mailbox with the post office, you do not need to pay the \$200 fee. If you submit building plans after March 1st, 2023, the \$200 fee is required. There is no exceptions. If you already have your plans submitted before the March 1st deadline, you may either get a P.O. Box through the post office, or you can pay the \$200 to receive a mailbox.

If you have any other questions, please see the office.

## 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  |

# ARCHITECTURAL CONTROL COMMITTEE NEWS UPDATE

By: Montrell Williams CHAIRMAN OF ACC

## Greetings:

It's Summer!

Finally the days are getting longer, and the animals have returned. Everything is green and summer annuals have returned.

Spring and summer are the most common times to begin home improvements projects. From new landscaping, deck upgrades, slash removal and exterior painting/staining, the warmer temperatures inspire residents to tackle projects they've been thinking about all winter. If you have your list of summer improvements planned, please submit an ACC request for early approval.

Belonging to a POA means striking a balance between your individual rights as a property owner and your responsibilities as a community member. We know it's difficult to keep track of various regulations, it's not unusual to get a friendly letter from time to time. Here are some of the rules relating to the most common violation occurrences.

**Signage** - If you submitted an ACC request (Fire Mitigation, New Construction) and were approved you should also purchase a refundable green or yellow sign to display on your property.

**Common Area Use** - Should be kept clear of all property owners items, and not used for personal storage. Maintenance of all common areas is the responsibility of the association.

**Junk and Debris** - We have a beautiful community, let's strive to keep it that way. You should routinely inspect your property for junk or debris and remove it. CCME covenants and Teller County Ordinance No. 21 adopted from section 30-15-401(a)(I)(A) of the Colorado Revised Statutes, prevent the accumulation of rubbish. This includes visual blight, abandoned vehicles, hazardous or toxic substances, attraction of rodents and other vermin, fire and other hazards.

**Trespassing** - We have received a few complaints over the last couple months regarding trespassing. Please do not trespass onto your neighbors property, this extends to children, subcontractors and guests. Seeking to inspect another owner's property for a potential violation by physically being on their property, driveway or easement is trespassing. The association has limited recourse in this matter so If you think your property has been trespassed on please contact the Teller County Sheriff's Office. The association will not file a request on your behalf.

## POA 101: Rules and Regulations

### What are POA rules and regulations?

When you purchase a property or home that's part of a community association, you automatically become a member of the association and become responsible for following all its rules and regulations. The primary purpose of having community rules and standards is to protect your investment as a property owner and provide a common framework for neighbors.

# ARCHITECTURAL CONTROL COMMITTEE NEWS UPDATE

By: Montrell Williams CHAIRMAN OF ACC

## Benefits of POA Rules

At first glance, having rules for a neighborhood or community may seem restrictive. However, there are many benefits to having a robust set of guidelines, including:

- Preserving the aesthetics of an area
- Protecting and enhancing home values
- Enforcing the community's Covenants, Conditions, Restrictions and Bylaws
- Maintaining the property of the association and its owners (you're an owner)

## Who made the rules for my POA?

The source for almost all of your HOA rules and regulations will be the governing documents. These documents were created during the formation of the association-by the developer of the property. Once the developer turns over control of the community, your POA is run by the elected board of directors. This board and ACC committee has the power to implement new rules. Additionally, local, state, and federal government bodies also pass new laws that may create or alter regulations that are set by the association.

Can an HOA board change or add rules?

In most cases, your community's rules aren't set in stone and can be discussed through a variance request (requiring a board vote). The board often has the authority to adopt new rules for the community. However, if these rules significantly alter the governing documents, then a vote by all members of the association is typically required. In general, property owners have a lot of influence on how their community operates. If you aren't happy with a particular rule, then use the proper channels to alter the rules. Attending your board meetings and working with your board is the best way to monitor the rules in your community.

## Did you know?

You can file Teller County inspection request online, search permits and find contractors at <https://www.co.teller.co.us/CDSD/BuildingDept.aspx>

Teller County Building Code and Code Changes can be found here <https://www.co.teller.co.us/CDSD/Building/BuildingCode.aspx>

Interested in where your property lines are located? Find them using the Teller County Online Mapping System here <https://teller-county.maps.arcgis.com/apps/webappviewer/index.html?id=b8334345143a45968742af9ef8cf6476>

Bears are active again: Get bear safety tips at <https://cpw.state.co.us/learn/Pages/LivingwithWildlifeBears2.aspx>

Living with Lions <https://cpw.state.co.us/learn/Pages/LivingwithWildlifeLion1.aspx>

As always the Architectural Control Committee is here to help, feel free reach out with any questions you may have to the main office at 719-689-2549 or by email at [ccmepoa@ccmepoa.com](mailto:ccmepoa@ccmepoa.com)

# CCME News



## Board Member Bio's

### Charlsie Eijlers

We have had a home in CCME for about 2 years and really love the area. I am interested in helping maintain the quality of life and natural beauty in our neighborhood. I believe in a live and let live approach in as much as possible, while still ensuring that we are good neighbors and stewards of our community and resources. I believe we should show mutual respect to other property owners and be aware of how our decisions/actions impact the community as a whole. My background is in Project Management and Managing Service Desk teams.

### Jim McLoud

I have lived in Cripple Creek Mountain Estates for over 4 years. I would like your vote for board of the Cripple Creek Mountain Estates.

My experience is: 2009 – 2017: Served on the board as President for Balboa Park Town Home Association. Had 247 townhome units. The HOA was responsible for landscaping, trash, sewer, water, paving for property, insurance, roof and responsible for upkeep of the exterior of the units including paint. As president oversaw over million-dollar insurance claim for hail damages.

2004 – 2009: Served on the board as Treasurer for Balboa Park Town Home Association. Had 247 townhome units. The HOA was responsible for landscaping, trash, sewer, water, paving for property, insurance, roof, and responsible for upkeep of the exterior of the units including paint.

2007 – present: FSE for large manufacturer

1993 – 2007: Worked for ice machine manufacturer as Region Service Manager.

1992 – 1993: While finishing College was Class President, was on the student council and served as State President for VICA.

1986 – 1992: Served in the Navy during Desert Storm / Desert Shield. Was a nuclear mechanic on submarine. Served as Engine Room Supervisor.

### Ed Seal

Ed is a graduate of Southeastern Louisiana University with an Associate's degree in law enforcement and a Bachelor's degree in criminal justice. While at university, Ed enlisted in the US Army in 1981. As a Captain, Ed had the opportunity to serve his country by participating in actions in Panama, and later in the Persian Gulf as Commander of HHD 193 MP Bn. Ed retired from the Army in 2001 as a Captain with twenty years of honorable service to his community.

In September of 1988, Ed moved to Colorado and joined the Douglas County Sheriff's Office. While there, Ed worked in many areas such as Patrol Officer, Training Coordinator, Emergency Management Coordinator, Range Master, Professional Standards, Hiring Investigator, & Safety & Security Officer for the Justice Center. In December 2015, Deputy Seal was chosen to be assigned to his current position as the Douglas County Security Officer with emphasis on the safety and security of all county buildings, assets, and employees. Ed will be retiring from the Sheriff's Office at the end of May.

Ed isn't all work and no play. In his off-time, Ed has studied and taught martial arts, and is an avid photographer. Ed has been married to his beautiful wife, Dory, for 27 years and together they love playing with their beagle Peanut and their miniature schnauzer Stormy.

Ed & Dory bought their property in CCME in 2022 and are busy building their home here and hope to be moved in by this summer.

# CCME News



## Board Member Bio's

### Ken Blohowiak

I am originally from Wisconsin where I attended the University of Wisconsin Oshkosh. After I finished school, I had served in the US Army in Vietnam. Upon returning home, I worked for Dadco Foods designing, manufacturing, and wholesaling frozen pizzas. After that, Barb and I decided to start a Home Construction business and build custom homes. At the same time, we opened a 10,000 square foot liquor store down the street from Lambeau Field. We then left Wisconsin on our 42' sailboat, sailing from WI to the Bahamas. Two years after that adventure, we settled back on land. We moved to the barrier island in Vero Beach Florida. I got very involved in our new community and ran for the Board. I was on the BOD for 8 years, of which I was President all those years. Three years ago, Barb and I purchased land in CCME and built our home. Once again, we like to get involved in the community we reside in. I am currently on the CCME Architectural Control Committee and would like to get more involved in this wonderful community we have moved to.

### Ed Moore

Ed is an accomplished finance industry veteran with more than 23 years of experience. He has served on multiple boards of directors for a range of organizations, including Sungate Kids (2009-2012), Hide in Plain Site (HIPS) (2016-2019), and as Mentor Chair for HIPS (2017-2019). Currently, he is volunteering as the Golf Coordinator for Greenwood Community Church (2018-Current). Ed's financial expertise is vast, and he excels in analyzing financial statements, gathering pertinent information before making decisions, and understanding multiple perspectives before coming to a final conclusion. He is skilled at planning for the present and future and ensuring that decisions align with the overarching vision of the Board and CCME community. Outside of work, Ed and his wife Cheryl, are proud owners of two properties in CCME, where they enjoy spending their summers with their beloved dog, Ziggy. Their ultimate goal is to build a home on one of these properties in the coming years.

### Brian Risner

Bio: Retired Air Force Senior Leader as well as a retired Air Force Civilian. I am currently supporting the US Space Force at Buckley Space Force Base. My wife and I purchased a lot on Fairview Drive that we are currently developing as a potential retirement residence. My military career spanned 7 years of active duty in Tactical Air Command and 23 years as an AF Reservist serving in AF Special Operations Command, Global Strike Command and AF Space Command.

My interest in serving on the Board is to provide the perspective of a part time "resident" of CCME who is interested in helping to ensure CCME remains a beautiful place to enjoy the mountain life. I believe owners should be able to use their properties to the fullest extent possible while respecting their neighbors and the CCME community at large. I believe my focus on others as a sacrificial leader would help enhance the responsiveness of the board to individual owners' concerns. I am a very collaborative team member who isn't afraid to go above and beyond when needed. I'd welcome any questions residents have on my perspective on issues of interest to them. Thanks for considering me to serve on the CCME BOD.



# CCME News



## Board Member Bio's

### Mia Coggan

I have recently relocated from Texas to Cripple Creek to live here permanently. I was born and raised in the DFW area. This is my first move out of state with my husband of 10+ yrs and a six-year project/dream of living in the mountains of Colorado. It would not have happened at all without the most wonderful people here in Teller County with their patience and kindness. I still have the same relationships and those that helped our dream come true and can now put a face to the name from 6 years ago. I was deemed "The Yurt Lady".

Shortly after the move, I was presented an opportunity to work as a Relationship Banker at Community Banks of Colorado. I am very happy and excited to be a part of this community. The big-city life was not for me. I am a people person and I have found that the people of Cripple Creek and the area are the most amazing.

I am a forward thinking, polished and professional former Sr. Executive Assistant supporting C-Level Executives for over 36 years. I have gained and maintained Client Relationships and Client Retention; assisted and coordinated Board of Director's meeting preparations and other "high profile" client meetings; including their Flight Arrangements and 5-Star Hotel Accommodations; both Domestically and Internationally.

Throughout my experience I've served as liaison between other department heads internally as well as those that were in other offices within the U.S.; those including Human Resources/Employee Relations, Accounting departments, as well as organized and maintained confidential information, subject files, database management.

I also have extensive experience in Marketing (including Graphic Design), Research, Market Demographics and Proposal Writing

I am submitting my Bio and information as a potential candidate for a seat on the Board of Directors for my community in the Cripple Creek Mountain Estates and continued service for the remainder of my life here in the calming and serene place I now call home.

### David Martin

My name is David Martin. I recently moved to the neighborhood from Oklahoma with my wife, Ruth, three sons, and our dog. I'm originally from a small close-knit community in Oklahoma. We moved here because we enjoy the mountains, felt like this community fit our desired lifestyle, and shared the same values.

My background is in customer service and satisfaction. I managed a number of staff persons at two large companies in Oklahoma. I'm also a former business owner and worked in the construction industry for over 15 years. Four years ago, I went back to school and obtained two master's degrees with an emphasis in Criminal Justice. Right now, I'm working on my PhD in Law and Public Policy.

My background in customer service combined with my experience as a former business owner would be an asset to our HOA Board because I'm able to review and analyze budgets, successfully create plans and strategies for growth and development, listen and address the needs of others, and resolve disputes in a professional and respectful manner.

Thank you for your consideration. I'm very excited about this opportunity.

Remember: Your votes are due **no later** than July 7th @ 2pm. *If you have not received a ballot or RSVP for the annual meeting luncheon in the mail, please stop by the office or let us know your current address so that we may get you one.*

# CCME News

Annual meeting info

## **NOTICE OF ANNUAL MEETING OF MEMBERS**

**THE CCMEPOA ANNUAL MEETING OF MEMBERS**

**WILL BE HELD ON JULY 08, 2023**

**AT 9:30 A.M. AT THE CCMEPOA CLUBHOUSE**

**Located at 4453 Teller County Road 1**

**Cripple Creek, CO. 80813**

**LUNCH IMMEDIATELY FOLLOWING**

**YOU MUST R.S.V.P. FOR THE LUNCHEON**

### **MENU:**

Hamburgers, Hotdogs, Macaroni Salad, Potato Salad, Baked  
Beans, Fruit, Chips, Dessert,  
Sodas, Coffee, Water, Lemonade

**PLEASE BE SURE TO RSVP WITH THE  
OFFICE BY JUNE 24TH**



# Upcoming CCME Events!



Next dates for Bingo:

June: June 23rd

July: July 21st

August: August 25th

September: September 22nd

October: October 27th

November: November 17th

December: December 15th

CCME Pet Parade, July 1st at 1p. Dress up your pet and bring them down to the CCME office and lets have a parade!

Fun contests and prizes to be had!





Outdoor Game Day & Potluck  
on July 29th starting at 11a.  
We'll have contests for 3-  
legged race, Balloon Toss,  
Chalk Art, and more fun along  
the way! Bring your family,



Do you have the best photographic eye? Put  
your photo taking skills to the test! We're  
having a contest for the best photos from  
CCME & Teller County. Photos can be still life  
or of our beautiful scenery! Photos will need  
to be submitted by August 25th to participate.  
Photos will be placed on the CCME Facebook  
page & CCMEPOA Website for everyone to  
look at. Who will judge? You will judge! Votes  
will be due on September 4th, & the winners  
will be announced during September's Board  
Meeting (September 9th).

## **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





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  
POWERED BY  
everbridge

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](http://PeakAlerts.org).

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

*Address Correction*

