

CRIPPLE CREEK MOUNTAIN ESTATES POA NEWSLETTER

January 2024

President's Update

By Montrell Williams

The board has been in full swing since elections last summer and there has been some movement. We have a new Treasurer (Ed Moore), new Secretary (Charlsie Eijlers), new VP/ACC (David Martin) and Grounds board member (Ken Blohowiak). I wish them all success and appreciate them volunteering their time and skills.

Moving forward, as many of you are aware the boards proposed budget for 2024 is being reconstructed after failing to be passed by property owners. We utilized data from an included survey, broad owner feedback and inflation cost from vendors, materials and labor to help drive our decisions. After much discussion and review, we have completed this work and the new 2024 proposed budget will be distributed to property owners in the coming week.

Your boards Mission is to continue to enhance the quality of life through assuring the good and proper management of financials, facilities and common areas are enforced. We will continue to recommend various capital improvements to the owners that will benefit the greater good for the community and property owners.

*Sincerely,
Montrell Williams, President*

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Architectural Control Committee (ACC) Updates

By David Martin

As winter is rapidly approaching, there are a few common issues that I would like to address with the community. To maintain this beautiful place that many call home, we need to address a few pressing issues that have become everyday occurrences.

Trash

We have received numerous complaints about trash at different addresses, mainly regarding the trash cans and trash spilling over and not being picked up. 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, please pick it up. Jeff spends much time cleaning up debris, which is the property owner's responsibility when he could do other essential tasks for the community. Trash can also be fatal to many wildlife, especially bears. According to the community covenants *Article II Section 2.1 (D)*, garbage should be kept in a waterproof container out of public view except on trash days. Those keeping their trash cans on the road continuously, please move them to your home and out of public sight.

Speeding

This is a common problem in our community. For those that do not know, the posted speed limit is 30mph in all parts of the community unless otherwise noted. Please respect other residents and obey the speed limits while driving in CCME. We have several residents who walk with their animals, children who ride bikes, and cows roaming throughout the community. Especially as winter comes and the roads are iced and snowed over, they are slippery. Speed limits exist for a reason; let us not forget that.

Culverts

Each property owner is responsible for maintaining their culvert. Several driveways 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.

Unapproved Construction

We see 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 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.](#)

Reminder: All complaints must be submitted via our form, which you can [access here](#). The office staff will not accept verbally shared complaints.

Fun Facts

Cripple Creek was named because many animals became injured while trying to cross the stream in the city limits. The creek is no longer visible due to the expanded construction of the casinos.

Kept for over 135 years, the Coca-Cola recipe is one of history's most closely guarded secrets. Only two people have the recipe for Coca-Cola, and they are not allowed near each other in case of a disaster, resulting in the recipe being lost forever.

Important Dates & Resources

- Upcoming Board Meetings, all at 9:30 am
We encourage owners to attend in person, when possible, or to join us via Zoom ([link available here](#)).
 - Saturday, February 10
 - Saturday, March 09
 - Saturday, April 13
- Upcoming Financial Matters
 - The newly proposed budget for 2024 has been mailed out to all property owners for review. Please vote and return to the office no later than February 16.
 - Statements for the 2024 POA Annual Assessments/Dues have been mailed to property owners. Payment is due by January 31, 2024.
- Join the [CCME Facebook Group](#) and Get Connected to Your Neighbors!

Strategic Project Updates

The best way to stay abreast of strategic work and ongoing projects of the board of directors (beyond the basic responsibilities of their role) is to attend our monthly board members, whether in person or via our Zoom link (see above). The board is also committed to sharing their updates via this quarterly newsletter, so please enjoy this new feature!

President, Montrell Williams

- Engaging with vendors to update our audio-visual (AV) equipment and technology in our events space to improve the experience for our virtual attendees at monthly meetings.
- Exploring ways to digitize our (financial and operational) workflows to reduce costs to the POA and improve the overall experience for property owners.

Vice President and ACC Chairperson, David Martin

- The ACC expedited requests are complete, simple change is to indicate on the form of the request is an insurance claim. If no changes to the home are being made instant approval is granted for insurance claims only

Treasurer, Ed Moore

- Balance Budget and get Approval for 2024 Fiscal Year
- Weekly Auditing of Cash Flow & Expenses
- Adjust Depreciation EOY 2023 Fiscal Year

Grounds & Maintenance, Ken Blohowiak

- Upgrade shop & get new tools
- Repair: Lawn Equipment, Deck & back steps, Gym door, Broken cables on gym equipment, Great room ceiling & remove fan, Sauna showers, Upstairs window & broken glass window
- Upgrade electrical outlets in the gym & on the great room pool wall

Secretary, Charlsie Eijlers

- We started a project for office and board operational continuity planning. We are analyzing procedures and job aid documentation, identifying gaps and creating needed documentation to ensure smooth continuity when board and employee turnover occurs.

CCME Community Events

Monthly Community Drives: Property owners bring donations to the Clubhouse throughout the month to support our community. Our Drives last year were very successful; we supported the Cripple Creek-Victor school district by donating several boxes of school supplies, the Aspen Mine Center by donating our gently used winter clothing, non-perishable foods, and unwrapped gifts to needy families. Our next Community Drive will be in August for our Back-to-School Drive. Please be on the lookout for updates!

Upcoming Social Events: Hosted by our Events Committee

The Committee meets the first Saturday of every month at 10a, and new members/volunteers are always welcome! Email [the office](#) if you want to get connected to the committee.

- January 26 – Bingo (BYOB and a snack to share, prizes awarded, cost is \$1 per card) 6:30 - 8:30 pm
- February 10 - Soup Contest. Please contact the office if you would like to participate. Bring your soup to the office by 10a.
- February 23 – Bingo 6:30 – 8:30 pm
- March 22 - Bingo 6:30 – 8:30 pm
- March 31 - Easter Brunch Potluck & Egg Hunt. 11a Please bring a dish to share for the potluck. The egg hunt will start at 1230p. Please inform the office if you would like to participate.
- April 26 - Bingo 6:30 – 8:30 pm

4Mile Fire News

Hi Cripple Creek Mountain Estates community!

My name is Linda Gage and I wanted to introduce myself as a part of the Four Mile Fire Department Brigade. As a volunteer I am working on getting donations for Four Mile Fire Department. Although they are a Fire Department, they frequently help with other emergencies in our community. Some of you may already be aware of the sub-station on Anger Dr. and Teller 1, with the purpose of reducing response time and to have equipment ready in our high risk fire area.

Most of the team are volunteers and they need equipment and supplies to respond to emergencies effectively. That being said, donations, sponsorships and auction items are always needed. Please show your support by putting your taxable donations into the box inside the CCME office, or contacting me at: lindapinda88@gmail.com.

Any help is appreciated!

Thank you for your support!

We would also like to congratulate Chris Hawkins on his promotion to Chief of 4Mile!

We are looking into dates for Chipping 2024. Please let the office know if you would like to have chipping done this year. To prepare yourself for chipping, please familiarize yourself with our Chipping Do's and Dont's located on our website (located under the Wildfire Mitigation tab).

Short Term Rental Committee Updates

From: MICHELE BLEDSOE, CCME STR Committee Chair

I am sending this to you since you will be greatly affected by a proposed January 2024 legislative vote regarding short-term rentals that would result in a huge increase in our property taxes. The State of Colorado is proposing a new law that as a short-term rental, after you rent your property for 90 calendar days during a year, your current tax rate of 6.9% would increase to 27.9%, if this is allowed to pass. This only affects short-term rentals, which is what you and I do. Our goal is to get this stopped by sending our legislators and government officials letters on how this will affect us individually and those that earn an income – such as housekeepers, maintenance etc., that we support due to our short-term rentals.

This was brought to my attention in early December by Airbnb. I was included in a zoom meeting with 400 other people, and this will destroy our short-term rental industry in Colorado. The State of Colorado is trying to pass this law – you need to help stop that from happening.

The best way to fight this is to send your legislators and government officials at your very earliest convenience a letter before the vote in January 2024. Include your story and how this will affect you and those you support in the industry and live with at home, should they allow this to be voted through. Don't wait until it's too late and complain then – act now.

I look forward to our defeating this ridiculous bill that would put us out of business. If you have any questions, you can contact me.

Sincerely
Michele Bledsoe

Wildfire Mitigation News

The Colorado Legislature established the Forest Restoration & Wildfire Risk Mitigation (FRWRM) Grant Program in 2017. This program provides state support through grant funds that encourage community-level actions across the state for wildfire mitigation. This program helps property owners afford professional wildfire mitigation services by offering matching funds to offset the cost.

Our CCME Wildfire Mitigation Committee co-chairs, Suzanne Adams and Loren Gollhardt, collaborated with Four Mile Fire to host a Community Wildfire Mitigation Meeting in October. At this meeting, Andy Lerch, lead forester of the Arkansas River Watershed Collaborative (ARWC), facilitated a discussion about collaborating to submit a FRWRM grant application in October 2024. At that time, he explained that the state of Colorado has established a new class of eligibility for FRWRM grants called the Social Vulnerability Index. The index identifies geographic areas in Colorado that are eligible for a reduced (25%/75%) cost share on this grant. CCME is part of the identified geographic area. This means that every property owner within CCME who participates in the next FRWRM grant will pay only 25% of the cost for professional wildfire mitigation. At an estimated total cost of \$2,500 per acre, participating owners will pay 25% (\$625 plus a small administrative fee of about \$79) and the grant pays (75%) for each acre that is mitigated. *

To date, 29 property owners within Four Mile Fire Protection District have requested to participate in this grant, submitting over 183 acres for wildfire mitigation. We strongly urge all property owners in CCME to seriously consider taking advantage of this amazing opportunity. The cost of wildfire mitigation may never be lower. The work for this three-year grant will commence in 2025 and continue through 2026 and 2027, but you must act now to secure this opportunity.

Please email Suzanne Adams at Suzanne.Adams@ucdenver.edu to put your property on the list for this grant. Include your name, email, phone, address, and the approximate number of acres you intend to be mitigation on your property. (Putting your property on this list does not create a contractual obligation. It is just a statement of your intent to participate. If the grant is awarded, you will be able to review and sign a contract before any work begins.)

Suzanne Adams and Loren Gollhardt
Co-chairs, CCME Wildfire Mitigation Committee

*The Colorado State Forest Service is the funding agency. No funds from our CCME Operating Budget are used when CCME residents participate in this grant.

2023 Events. We can't wait to see you in 2024!

