



Volume 19 Issue 2

CRIPPLE CREEK MOUNTAIN ESTATES



April-June

NOTICE OF ANNUAL MEETING OF MEMBERS

The Annual Meeting of Members will be held on **JULY 27, 2019 at 9:30 A.M.**
at the CCMEPOA Clubhouse

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

Lunch immediately following

RSVP by July 20, 2019 required in the following manner:

in person at the CCMEPOA office during business hours,

via telephone: 719-689-2549 Fax: 719-689-3436,

Email: ccmepoa@qwestoffice.net

ATTENTION RESIDENTS THE BEARS ARE HUNGRY!



STEALTH CAM

04:24AM 05/05/19 28F

FYI: Animal Sightings

The office has received many reports that mountain lions and bears have been seen around the community during the day and at night. The bears seem to be looking for possible blooms. The mountain lions are just walking around not causing any trouble yet. Please keep your animals on a leash and be aware of your surroundings when walking around the subdivision.

**IF YOU HAVE A GREEN OR YELLOW ACC SIGN AND YOUR PROJECT IS
COMPLETED, PLEASE RETURN IT TO THE OFFICE**

Candidates for the 2019 Cripple Creek Mountain Estates Board of Directors

JIM BUTLER

Born and raised in Pueblo, Colorado. I graduated with a Bachelor of Science degree in Sociology and Criminology with a minor in Education from CU-Pueblo in 1994.

My wife and I have owned property in CCME since 1999 and acted as general contractor for our home built during 1999. I was elected to the Board in 2016 and have held the board position of Director of Common Grounds. I am a licensed HVAC mechanical contractor and general contractor.

With my knowledge and experience in general construction, codes, etc., I feel I am qualified and would appreciate your vote in retaining me as a member of the Board of Directors. I look forward to continuing in my position with the Board and working with CCME residents in contributing to the continued growth, improvement and desirability in our community.

RAYMOND ZITTOSEN

My name is Raymond Zittlosen. I am submitting my name for a position on the Board of Directors of Cripple Creek Mountain Estates Property Owners' Association. I have lived in Colorado for nine years, four of them in Teller County.

I work on investing in property in beautiful Colorado for Dreamland Properties. I am a volunteer for the local Fire Department and am certified as an EMT. I started a program called "Stop the Bleed" and many people have been certified through this program.

I would appreciate the opportunity to serve Cripple Creek Mountain Estates Property Owners' Association as a board member.

JIM NOBLE

As a fulltime resident for 10+ years, my wife and I developed a passion for our mountain community. During that time, I have served you as a member of the Board of Directors of Mountain Mutual Water Company where I have been lucky enough to be involved in many of the advances, we've made to improve our systems. That position has given me a deep insight into the needs of CCME and how our POA Board can improve the lives and property values of our owners. If you chose to elect me, I will use my business and management expertise to act on those insights by helping to bring clarity and purpose to our Property Owners' Association.



Nixle offers free and paid notification services for local police departments, county emergency management offices, municipal governments and their agencies. The Nixle service allows government agencies to send messages to local residents via phone, email and web. Information is delivered almost instantly. Nixle serves government agencies and organizations in all 50 states. By June 1, 2014 over 7,100 agencies and over 2,000,000 subscribers were registered to use the Nixle service. You can go to: www.co.teller.co.us

Sign Up (It's easy and anyone can join)



President's Corner
Mark Richwine

Greetings:

A few notes as we approach our annual meeting for 2019.

As we move into the summer season, we remind 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 during business hours (Tuesday-Saturday: 8:00 a.m. - 4:30 p.m., closed for lunch-12:00 - 12:30)

A reminder to owners 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 owners and their guests. 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. We have placed a shoe cleaner and doormats outside the entry to help reduce this issue. Please help us to keep this facility clean.

Owners are reminded that no construction is to occur within CCME without a submittal to and approval by the Architectural Control Committee before any 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 staff 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/activity occurring within the association.

ARCHITECTURAL CONTROL COMMITTEE NEWS UPDATE By: BOB WOOLEY, CHAIRMAN OF ACC

Complaint/Covenant Violations

When appropriate, letters are sent to property owners stating the violations and fines that could be imposed if not corrected.

Mark Richwine and I talked with the owners of a property about a complaint that had been filed against them. We both determined that those owners have already made significant progress in addressing some of the issues in the complaint. The owners are aware of additional issues that need to be addressed. No letter will be sent if they continue to address the remaining problems.

Clubhouse

John G. has updated both bathrooms upstairs in the banquet room and they look great! This will provide access to three bathrooms for events held in the banquet room.

Jim Butler and John G. are formulating a plan of action to determine when to install the two new furnaces, water heater and electrical panels.

Hope you enjoy your summer and hope to see you at the Annual Meeting in July.



**Cripple Creek
Mountain Estates**

CCMEPOA OFFICE HOURS

TUESDAY—SATURDAY

WINTER

8:00 am — 3:30 pm

SUMMER

8:00 am — 4:30 pm

Closed 12:00 —12:30

for lunch

The office is closed

SUNDAY & MONDAY

PHONE : 719-689-2549

FAX : 719-689-3436

NEW EMAIL :

ccmepoa@qwestoffice.net

Did You Know???
**Services available at the
CCME Office**

Fax Service (sending)	\$1.00 per-page
Notary Service	Free for members
Non-Member	\$ 5.00 per-signature
Trash Service	\$1.00 - \$5.00
Copy Service	\$.50 - each
Color Copies	\$1.00 each
Maps For Sale	\$6.00 Lg (no color)
	\$1.00 sm (color)
	Free sm (no color)

CCMEPOA
PROPERTY OWNERS

The wet weather is upon us, you might want to keep the clubhouse phone number handy and remember that you need to call the office 689-2549 to schedule grading/plowing. The cost is \$50.00 per hour from the time the tractor leaves the clubhouse until the time it returns, so please call early to be put on the list.

2019 BOARD OF DIRECTORS MEETINGS
at 9:30 a.m.

Jan 12	May 11	Sept 14
Feb 9	June 8	Oct 12
March 9	July 27 Annual Meeting	Nov 9
April 13	August 17	Dec 14

POA LENDING LIBRARY

The Lending Library is open during regular office hours. Come and thumb through the variety of books we have. We have a wide variety of VHS tapes and DVD's

Cripple Creek Mountain Estates

Property Owners' Association

4453 Teller County Rd. # 1

Cripple Creek, CO 80813

Address Correction

