

CRIPPLE CREEK MOUNTAIN ESTATES



NEWSLETTER

Upcoming Board of Director Meetings

October 9th 9:30 am

November 13th 9:30 am

December 11th 9:30 am - Christmas Party after meeting



President : Bob Wooley

Hello again! Hard to believe fall is already in full force - but is beautiful as usual.

Several new things deserve your attention:

Welcome new Board member - Lara Loewenheim has joined us and will be addressing complaints from property owners. A note to the property owners - the Board is appreciative of your consistent notification of problems as they arise in our community.

New clubhouse roof - An insurance claim was submitted and we have received compensation from the insurance company to begin replacement of the metal roof for the remaining clubhouse and maintenance shed. We are in the process of obtaining the required amount of contractor bids to determine who will be doing the work.

Tennis court - Cracks have occurred in the asphalt on the tennis court. Ray Zittlosen has contacted the company who installed the asphalt to address repairs. This situation is very typical of asphalt and we expected this to happen and planned for it.

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Pool table for clubhouse - Kris Snare had donated a pool table to Aspen Mine Center some time ago. They can no longer use it, so we have made arrangements with them to bring it to the clubhouse.

Annual meeting date change - The annual meeting date has been permanently changed to occur on the second Saturday of July. This means that the annual meeting will now coincide with all other monthly meetings. This was approved by the Board at the August 2021 meeting as per the revised 2016 By-Laws

Food trucks - Diane Schaiberger has been arranging for the "Prime Kitchen Food" truck to visit out parking lot in the recent months, and the Board wants to thank all of you for your good appetites and support of this endeavor. We will be asking her to continue pursuing food trucks, hoping she can add others when weather permits. We will work on a procedure that allows us to inform residents more in advance via email of their scheduled appearances. Next scheduled date is Saturday, October 2nd from Noon to 4 pm.

Fire mitigation - Remember to keep up to date through our website and via emails from Dorman on the fire mitigation program started by Suzanne Adams who is overseeing this project. With her dedicated effort, CCME has obtained a grant from CUSP to assist us with these mitigation efforts.



Bob Wooley, President



Animal Sightings

**Be aware of your surroundings and
keep pets on a leash**

ARCHITECTURAL CONTROL COMMITTEE NEWS UPDATE

By: MARK RICHWINE, CHAIRMAN OF ACC

Greetings:

A few items that need to be communicated to Property Owners:

ACC Rule Violations

During this Spring and Summer, there have been some issues that need to be communicated to the owners.

1: Un-authorized construction of various kinds within the association. This includes outbuildings, fences, tree clearing and excavation on properties. Owners are reminded that these activities must be submitted to the Architectural Control Committee for review and approval (before work begins). A green sign (for new home or outbuilding) or yellow sign (for driveway, fire mitigation or other small projects) is provided to owners for approved projects.

As a reminder to the Property Owners, the board and association employees may not see violations of rules. Property Owners are reminded that they are the community eyes and ears. When you as a Property Owner observe a violation of the rules, please contact the office and we will investigate.

When the association is made aware of these types of activities, we work to shut them down until proper approvals have been secured. This often leads to having board members and association employees going to property, and placing Cease and Desist signs (Red Tag) construction and telling contractors they are not authorized to perform work.

Please note that owners should be familiar with these documents as **ALL PROPERTY OWNERS**, regardless of how they acquired their property, accepted and are legally obligated to abide by these restrictions as a condition of property ownership. The documents are available in the office or on the POA Website at <http://ccmepoa.com>

2: There have been a number of complaints of properties with trash, unused appliances and abandoned cars. When these issues are reported, we contact the owners instructing them to resolve the issues and a date it needs resolved by. If not resolved, the association can and does issue fines against the property (Fines for violations start at \$50.00 + a per day change.) When fines accrue beyond a specific point, the association does place a lien on the property and can deny use of association amenities.

3: There have been a number of incidents with short term rentals (aka Air B&B type rentals). The issues including issues with trash, violations of the rules for things like open fires, animals off leash or using firearms within the association. Property owners who rent their properties are reminded that they are responsible for their tenet behavior. Fines for rule violations start at \$50.00 + a per day change. If owners are unfamiliar with the rules, please contact the office and we will provide.

Please note: Short term rentals are not granted access to association amenities (including use the pool or Gym). Trash service must also be pre-negotiated (with an account for the property) in the office or paid for as used.

Best Regards
Mark Richwine
Vice President, CCME POA Board of Directors.

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



Photo credit:
Butch Roberson



Upcoming Events



Change of Seasons

Vendor Show

Saturday, September 25th

9 to 3pm

Prime Kitchen

Food Truck

Saturday, October 2nd

Noon to 4 pm



Holiday Decorating Party

CCME Clubhouse

Tuesday, November 30th

Starting at 10 am

Come help decorate

*Holiday refreshments
will be provided*



Upcoming Holidays & Office Closures



In observance of the
Thanksgiving, Christmas & New
Years

The office / trash service

Will be **CLOSED 1/2 day**

on Nov 24th, Dec 24th and Dec 31st

CLOSED all day

on Nov 25th, Dec 25th, Jan 1st

Happy
New Year

4th Quarter 2021 Plans

- The Board Members will work on the 2022 Budget and send to members in November
- Adding a line item in the budget for fire wise
- 2021 Annual Christmas Party—December 11th
- Seeking business ideas from interested parties who want to rent clubhouse to run a restaurant



CCME News

New Amenity – Driving Range

Off of Gold King & Gold Quartz



Staffing Changes

New Board Member - Lara Loewenheim, At-Large Member

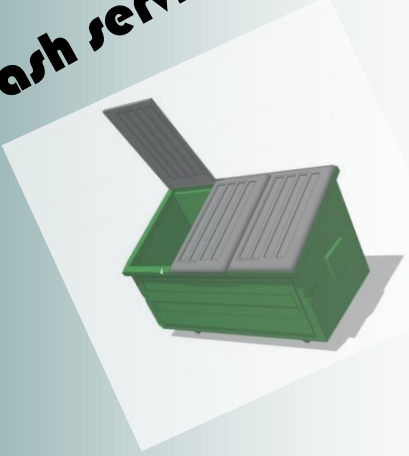
New Office Manager - Brenda Pelaez

New Office Assistant - Karen Garcia

Maintenance Manger - Jeff Wernz

CCME Clubhouse Services & Amenities

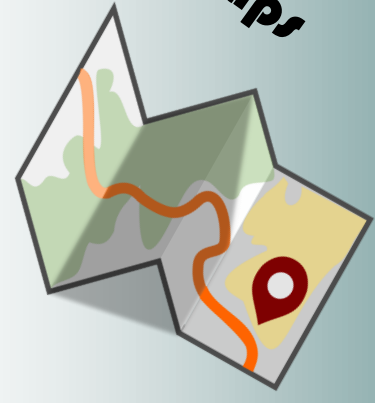
Trash service



Copying

faxing

Maps



Indoor heated swimming pool

24-hour fitness



Tennis Pickle Basketball

Horseshoes Cornhole

Playground 18 hole Disc Golf

Croquet Bocce Ball Picnic tables w/grills

Clubhouse rentals Deck Saunas Showers

Driving Range



Fitness Room open 24/7
Pool open daily 5:00am-9:00pm

CCMEPOA OFFICE HOURS

**TUESDAY—SATURDAY
7:30 am — 3:30 pm**

**The office is closed
SUNDAY & MONDAY**

**PHONE : 719-689-2549
FAX : 719-689-3436**

**EMAIL :
ccmepoa@ccmepoa.com**

Changes to Copy Services	
Black/white copies (per page, 50 page max)	\$.10
Color copies (per page)	\$ 1.00



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

Address Correction

