



# CRIPPLE CREEK MOUNTAIN ESTATES



## NEWSLETTER FOUR MILE FIRE DISTRICT



Hello Cripple Creek Mountain Estates,

Thank you for allowing me to write a brief message in your newsletter. Wanted to give you an update on our progress here at the Fire Department. Since I arrived here in January, we have been aggressively pursuing improving the Emergency Services for all of you in Four Mile District. Staffing was a major issue upon arrival. With only six to eight individuals actively responding to emergencies, our ability to conduct fire and EMS operations was severely hampered. With some aggressive recruiting initiatives, I am proud to say we are now over 50 volunteers, active and reserve. We have added a newer fire engine with improved response capabilities and more water available for house fires. Our wildland fire program has greatly improved, and your firefighters are getting more advanced training than ever. Our heroes made the cover of the Courier Newspaper for the quick job we did extinguishing the Fossil bed fire last month. We now have our ambulance back in service and are pursuing a transport/intercept license with county medical direction. What does that mean to you? It means much faster transport times and access to advanced medical care. We have added several newly certified EMR's (Emergency Medical Responders) and EMT's (Emergency Medical Technicians). Our challenge going forward will be our operational budget and resources. Thank you all for the great support and generosity during our Spaghetti fundraiser and annual garage sale. The funds raised during both events have helped tremendously with outfitting and training these courageous volunteers who respond day and night. I am incredibly happy with our progress this year, despite being hampered by the COVID-19 pandemic.

Please feel free to come visit at Station 1 on Teller 11 anytime, or check out our website:  
[www.4MileFire.com](http://www.4MileFire.com)

### WINTER IS COMING ARE YOU READY?

It may not feel like it, but winter is coming! While Colorado is a microcosm of weather from seemingly every climate, winter undoubtedly brings with it a routine of preparation when you are a homeowner. Below are some tips from an article by property management company, FirstService Residential, on ways to help your HOA winterize your community. Always be sure to contact your Board of Directors or management company regarding maintenance or repair of any common areas. You should not attempt to work on common areas or association owned property without explicit, written permission from your Board or management company.

#### Protect Your Pipes

One thing nearly all associations know – when temps start to freeze, pipes often follow. This winter, your community association can help reduce the likelihood of freezing pipes and the resulting damage by following these tips:

- Add insulation to all exterior pipes that are vulnerable to freezing.
- Place a tarp over any outbuildings with temperature-sensitive piping.
- Adequately heat attics, floor spaces, basements, stairways, and storage areas during cold spells.
- Seal doors and windows to prevent drafts near pipes.
- Drain water from wet pipe sprinklers during cold weather.
- Turn off outdoor faucets during the winter.

Cont. on page 3

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

**Pool Update** - The old roof decking and perlins have been removed. The new perlins are being installed and the roof decking should be completed by early October. There was some additional roof damage uncovered where the pool roof and the clubhouse roof tie together. This was very minor and required six sheets of plywood to be replaced. In removing the roof, the lights and air ducting had to be removed because they were suspended from the perlins. Teller County requires engineered, stamped drawings for any improvement to a commercial building. We are working with an engineer who MMWC used in the past to design our new electrical and mechanical systems.

With current guidelines due to Covid-19 and on the advice of our attorneys, the pool opening will have to wait for a while after completion of construction.

**Property Improvement** - The covenant requires owners to fill out the ACC Submission Form to let us know what they are doing so the appropriate CCME/ACC signage can be placed on the property. This is to avoid having a complaint filed by another property owner, as we are having an increase in complaints being generated by passers-by who do not see one of our signs posted.

On the subject of complaints, we are also experiencing complaints regarding bonfires, noise, etc., coming from homes that have been rented out through Air B & B, and/or other types of rental agencies. If you use one of these agencies, and your renters violate any of our covenant, you will be held responsible and most likely fined for the infraction(s). PLEASE notify the CCME Office personnel if you use these agencies. It is imperative that we know how to contact both the agency and the absent owner in cases of emergencies, illegal activity, etc.

Any owner, including investment groups, trusts, etc., who enters into any type of land contract (i.e. purchase is not completed yet) is still considered the owner until the land contract is fulfilled and ownership transfer has been completed. Prospective owners who are paying off a land contract, have no rights to CCME amenities, with the exception of a total of two weeks' camping on that property (either all one time or spread out over the year), until actually a deeded owner.

**FYI: Animal Sightings**

Please be aware of your surroundings!

Please keep your animals on a leash when walking around the subdivision.

COVID-19 is temporarily changing the way we celebrate. Your safety, and the safety of our staff, owners and your guests, is of the utmost importance to us. Hopefully in 2021 we will be able to share our stories and visit with long time friends, and we can only Hope to see you at the 2021 Christmas Party!





President : Jim Noble

## Burn Ban

There are 3 ways to say this.

There is a **STATEWIDE BURN BAN** in Colorado

Teller County is under a **BURN BAN**

CCME Covenants, Article II, section g, #4 states **NO OPEN FIRES ARE PERMITTED WITHIN THE SUBDIVISION**

While we are aware the ambience of having a campfire or open fire on a cool mountain evening is attractive the forest is VERY dry. Even after a rainstorm the moisture level of the trees and undergrowth is extremely low. If we start receiving rain and snow at normal levels it will take a few YEARS before the forest moisture returns to normal. Please do not endanger your beautiful mountain community. **NO FIRES!**

CCME Owners are enjoying the new outdoor amenities, have people playing tennis and pickle-ball. The half court basketball is ready for practicing. The second set of 9 Holes of Frisbee Golf is also ready for more playing. So before the weather turns cold again get out and enjoy the new amenities.

### Inspect the HVAC System

Before winter hits full force, schedule a full HVAC system inspection to make sure all equipment and systems are in good working order – and if not, make any necessary repairs. Now is the time to prepare the furnace to efficiently heat throughout the winter, as well as to address any air conditioning system problems that may have occurred over the summer.

### Plan for Snow Removal

Snow removal is practically inevitable and always a huge responsibility for your HOA, so discuss with your Board or management company about finalizing your community's game plan before the first snowflakes fall. The Board or management company should start by reviewing last year's budget to determine how effectively your community was able to cover snow removal services and make any adjustments necessary.

### Plan for Power Outages

If your community is located in an area where ice storms or high winds are common, you can probably expect one or more power outages this year – and they can be especially dangerous for residents when temperatures plunge. Depending on where in the state your community is located and the budgetary resources available, you may want to discuss with your Board and/or management company the use of generators to provide heat and light in essential areas – for example, where drafts are common, where pipes may freeze and where there is no natural light, such as emergency staircases.

### Clean and Inspect the Fireplace

When temperatures plunge, there's nothing more delightful than sitting in front of a cozy fireplace – unless that fireplace is a safety hazard. Have them professionally cleaned and inspected before winter hits to ensure the safety of your home. If your fireplaces are wood-burning, it's a good idea to stock up on firewood, but reduce fire hazards by storing it in a dry place, away from the walls, preferably in an exterior location such as a storage shed or garage.



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](http://www.co.teller.co.us)

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





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

**CCMEPOA OFFICE HOURS**

**MONDAY—SATURDAY**  
8:00 am — 4:00 pm  
**The office is closed**  
**SUNDAY**

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

**EMAIL :**  
**ccmepoa@ccmepoa.com**

**Fax Service**  
**Notary Service**  
**Non-Member**  
**Trash Service**  
**Copy Service**  
**Color Copies**  
**Maps For Sale**

**\$1.00 per-page (sending)**  
**Free for members**  
**\$ 5.00 per-signature**  
**\$1.00 - \$5.00 (per bag)**  
**\$ .10 - per page**  
**\$1.00 - per page**  
**\$6.00 Lg (no color)**  
**\$1.00 sm (color)**  
**Free sm (no color)**

**2020 BOARD OF DIRECTORS MEETINGS**  
**Saturdays at 9:30 a.m. at the CCMEPOA Clubhouse**

Jan. 11

Feb. 8

March 14

April 11

May 9

June 13

**July 25 Annual Meeting**

**August 15**

Sept. 12

Oct. 10

Nov. 14

Dec. 12 Meeting @ TBD

Cripple Creek Mountain Estates

Property Owners' Association

4453 Teller County Rd. # 1

Cripple Creek, CO 80813

*Address Correction*

