



Volume 19 Issue 3

CRIPPLE CREEK MOUNTAIN ESTATES



July-September

News letter



FYI: Animal Sightings

Please be aware of your surroundings! The office has received many reports that mountain lions have been seen around the community. The mountain lions are just walking around not causing any trouble yet. Please keep your animals on a leash when walking around the subdivision.

THE NEIGHBORHOOD FREE LIBRARY

There is a new Little Free Library open at 101 Andes Terrace! Come visit the Aspen Grove Little Free Library and choose a book to read. You can return it or pass it on to others. Bring a book to share and leave it in the Library. If you aren't familiar with these libraries,

go to: www.littlefreelibrary.org

and find out all about them.

We hope everyone will enjoy the opportunity to share and trade books in our neighborhood.

Mark & Amie Vozar



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

Thanks to all of the property owners who continue to watch our community and report any questionable activity. A friendly reminder to all property owners - you are required, by covenant, to fill out the appropriate forms at the clubhouse if you are planning to perform exterior maintenance or updating (re-roofing, painting, new windows, etc.). If you have any questions or concerns regarding this regulation, please see Tammy at the clubhouse and obtain copies of all pertinent rules and regulations.

Now the good stuff!!

- The pool area is undergoing a major overhaul. The pool has been drained for cleaning, replacing pool lights with new LED fixtures, sealing small cracks with epoxy to maintain the integrity of the concrete, and the tile at the waterline has also been cleaned. The filtration system is also being updated. The eight large windows on the west side of the pool were sanded and required replacement of some cedar. The glass panels will be replaced in early spring due to oncoming cold weather.
- All replacement of equipment (furnaces, water heaters and electrical panels) is complete.
- The metal roof on the office side will be repaired to try to stop leaks.
- Two new exterior doors are being replaced to meet code.

Stay tuned - very exciting things are still to come!

NO....you cannot!

No open fires shall be permitted on any Lot within the Subdivision. If you see a fire/smoke call 911 when Teller County is on a burn ban.

No hunting, target practice, or discharge of firearms, to include bow and arrow, shall be permitted within the Subdivision, with the exception of use for protection of self or property. Violation of this prohibition shall be considered as an endangerment to life and public safety.

If you, the complainant, hear shooting you must call the sheriff's office. The CCME office cannot call in on shooting reports.

No vehicles, recreational vehicles, boats, trailers, campers or vehicular equipment shall be habitually parked along (or less than 25 feet) from any public road. Semi-trailers may only be parked or stored in the subdivision for no more than seven (7) days.

No Visible storage of abandoned or junk vehicles (or any sizeable part), unused appliances, bathroom fixtures, water heaters, and similar items shall not be permitted within the Subdivision, except in fully enclosed areas where they are not visible from any adjacent property or street. An abandoned or junk vehicle shall be defined as any unregistered or inoperable licensed auto, truck, motorcycle, motor home, or other similar vehicle, or any vehicle which is used for storage purposes, which is not garaged and has not been moved for 30 days or longer.



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 : Jim Noble

The Board of Directors has adopted a new mission statement. The statement is below. The BOD will use this statement to direct all their actions and strategy moving forward.

**Cripple Creek Mountain Estates
Property Owners' Association
Board of Directors
Mission Statement**

Purpose: As the governing body of the CCME POA it is the role of the Board of Directors to manage the business affairs – oversee the common property – enforce the governing documents and generally look out for the welfare of the community. We will use 3 pillars to guide our mission.

Pillar 1 – Property Value.

We will make decisions that preserve and enhance the property values of our members. As a Board we understand that our members purchased property within CCME as an investment and it is our responsibility to protect and advance that investment whenever possible.

Pillar 2 – Maintain and Improve Common Property.

Each member owns our common property. Our mission as the Board of Directors is to protect/improve the beauty and functionality of our outdoor space, amenities and structures.

Pillar 3 – Promote a Sense of Community.

The Board of Directors recognizes that the POA facilities, communications systems and staff are the nerve centers of our community. Whenever possible we will look for opportunities to promote a sense of belonging, common purpose and enjoyment of our mountain neighborhood.

MANDATORY ANNUAL ASSESSMENTS

By Judy Anderson, Director

The Board of Directors of Cripple Creek Mountain Estates Property Owners' Association (CCMEPOA) has the authority to assess each lot an annual fee, known as mandatory assessment, within the sub-division. The authority given the Board are the Amended and Consolidated Declaration of Protective Covenants and Bylaws, also known as the governing documents of the CCMEPOA.

At least thirty (30) days prior to the commencement of the fiscal year of the Association, the Board of Directors will fix the amount of the mandatory annual assessment against each lot.

Invoicing for annual assessments begin in mid-December, with the final mailing the last week in December. Payments are due by January 31. If the assessment is not paid by the due date, the account shall become delinquent and if the assessment is not paid within thirty (30) day after the due date, the assessment shall bear interest from the original due date, at the rate of eighteen per cent (18%) per annum. A late fee will also apply.

The Association through its Board of Directors is authorized to record a Notice of Lien against any lot for which assessments remain delinquent. Demand letters are mailed to each delinquent property owner with notification that liens will be filed against the property for non-payment of mandatory assessments. Failure to respond within thirty (30) days of the date of the letter may result in further legal action such as turning the delinquent account over to the CCMEPOA collection agency, foreclosure, lawsuit, and/or other remedies available pursuant to Colorado law.



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.

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

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

