

CCMEPOA OFFICE HOURS

TUESDAY—SATURDAY
8:00 am — 3:30 pm

Closed
12:00 — 12:30
for lunch

This 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	\$1.00 per-page (sending)
Notary Service	Free for members
Non-Member	\$5.00 per-signature
Trash Service	\$1.00 - \$3.00
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 Fall/Winter rain/snow are upon us, you might want to keep the clubhouse phone number handy and try to remember that you need to call the office 689-2549 to schedule grading/plow. It is first call, first graded/plow. The cost is \$50.00 per hour from the time the tractor leaves the clubhouse till the time it returns, so please call early to be put on the top of the list.

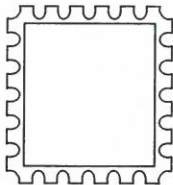
MONTHLY BOARD OF DIRECTORS MEETINGS
Meetings are generally held on the second Saturday of each month and begin at 9:30 a.m.

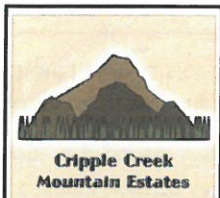
January 9 February 13 March 12

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

In inclement weather please call the office to see if the office is open.

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

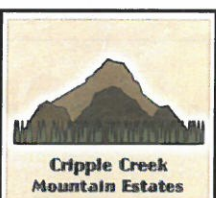




CRIPPLE CREEK MOUNTAIN ESTATES

CCMEPOA CLUB HOUSE NEWS

Volume 15 Issue 4



October-December

The Annual Christmas Party



Presents, presents, every where, Everyone enjoying the company and great atmosphere, with the snow storm going on outside it sure was nice and warm inside. Plenty of food and drink and all was Merry.



The CCMEPOA Christmas Party was held on December 12, 2015. There were fifty-seven people in attendance. The event was catered by A & J Colorado Café, 166 Bennett Ave., Cripple Creek, CO. The main menu consisted of turkey, ham, mashed potatoes, dressing, gravy, and green beans. Desserts included cheese cakes, pumpkin cakes, cookies, and cake and whipped cream cups in a variety of flavors. The entire menu was delicious. It is highly recommended that folks try this new business located in the Aspen Mine Center.

As in the past, everyone had a great time with the gift exchange.

Hope to see you there next year!!!!



The Closing Of Another Year

I'm happy to announce that CCME's fiscal health is the best it's been in years, we've overcome aligning the billing cycle and our receivables cycle to the same year with an accounting cost of months of income. This allows more transparent and cleaner receivable and payable accounting.

Following our policy of doing it right the first time we have established a capital reserve fund allowing us continual improvement of our assets. We have just finished redoing the entire rear deck and doing it in a way that makes it low maintenance. Take a look, it's beautiful. We completely remodeled the men's bathroom and put a shower in there that's actually large enough for a Man. Once the remodeling process started we found a number of things that were not done right the first time. Therefore we not only created a remodeled men's bathroom but we fixed all things that were poorly done the first time.

It is important for me as the treasurer to be able to continue to make these improvements to our assets and increase the net worth of our community.

Speaking of net worth, one thing that would also increase the net worth of our community is to have a really serviceable Internet. Something that's dependable, high-speed and at a reasonable cost. These are the kind of things that increase each individual property value. Our realtors tell us there are many people who have come here to buy property and decided not to because of the lack of a high-speed low cost dependable Internet. This of course lowered our community value. Dennis Jones and myself have been in discussions with Jason Baker owner of Peak Internet and they are now in the process of creating a mesh network in our community. If all goes well our community net worth will increase and for us heavy users "Relief".

I believe it is fiscally responsible for the board to make a small increase in our assessments starting January 1, 2016. This allows us to maintain our financial health, take into account the increasing utilities expenses and general cost-of-living increases. I would like us to have a small cushion in case of emergencies, and of course, we will continue to grow the restricted capital fund. This will establish stable assets. This is the last year for me as treasurer and I would like to leave our finances in excellent health for he or she who is to follow me.

Gary Birch, Treasurer POA

HOW TO DRIVE ON SNOW AND ICE

The best way to survive a skid on a snowy road is to avoid getting in one. Most of this article will be about how to remain in control when you're driving on snow- and ice-plagued highways. That's because teaching drivers to successfully deal with a sliding car can't be done with words. Developing those skills demands many hours behind the wheel.

If you don't (or can't) avoid a skid and your car starts sliding or spinning, and you're not already a near expert, nothing I can say will help. Humans do not rise to the occasion. Rather, we fall to our level of training and experience. But I will offer a few tips on how to gain that training and experience.

The Best Tip

In the face of really bad weather, it's sometimes best to stay home, or, if you're traveling, grab a motel room if it starts to snow. At the least, remain where you are until snowplows and sanding crews have done their work. If you crash on a snowy or icy road, you'll certainly be late — or worse.

It's (Almost) All About Tires

Successful race drivers know that tires are often the difference between hero and zero. A fresh set of rubber will allow the 30th-place driver to blow by the leader who has yet to pit for new tires. The same is true in snow.

Four or None

If you opt for winter tires, get a full set or stick with all-season tires. Mounting winter tires on the front of a front-wheel-drive car will make it prone to spinning out in the snow and plowing straight off on wet or dry roads. Putting winter tires only on the back of a rear-drive car will make the car difficult to turn in snow and eager to spin in the dry. Random note: Winter tires, while almost universally terrible on dry roads, may or may not be good on wet or damp roads.

Where You Live Is a Factor

If you drive where winter roads are almost always covered with snow, four winter tires are the best choice. Look for the "snowflake on the mountain" symbol on the sidewall: This means the tire meets a tire-industry standard for

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Mark Richwine
President
CCMEPOA

Greetings:

As this year comes to a close, I would like to review a few items of note from this past year.

This year's annual holiday party was a great success (even with the snow storm). Attendance was high and the food was fantastic. The gift exchange was extremely entertaining with a high amount of participation from everyone.

I would like to thank all of those that helped coordinate the event and decorate the clubhouse. Especially I would like to thank Tammy Gallimore, Marge Sullivan and Debbie Costa. They spent hours creating custom decorations that created a festive environment, and not to leave out Yolanda Garza for the time of cutting cardboard Candy Canes.

This year, we have completed repairs on the downstairs men's bathroom. During this upcoming year (2016), similar repairs will occur in the ladies bathroom.

The repair of the rear deck is also nearing completion. Please take the time on your next visit to the clubhouse to check out the work. I am sure you will agree they did an outstanding job.

Finally, this year there will be four positions on the Board of Directors that will need to be filled, at the 2016 Annual Meeting. If anyone is interested in volunteering to be on the board, please contact the office for additional information.

If you have time, and would like to assist with the community, please consider volunteering your time!

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HOW TO DRIVE ON SNOW AND ICE

Get ESC Magic

[Electronic Stability Control](#) (ESC) is almost magic. Imagine having the ability to pause time when your car starts to slide on snow or ice. With the world clock stopped, Super Driver would instantly appear to take the wheel and save the day. ESC is that good. The bad news: If ESC can't save you, neither could NASCAR star Kyle Busch, Formula 1 champion Lewis Hamilton or whoever you think is the best driver in the world. Getting it is not hard. About one-third of 2006 models, half of 2008 models and all vehicles from 2012 onward come with it. ESC loses much or all of its magic if you have worn tires, drive 80 mph in a snowstorm or enter an icy corner going 20 mph too fast. ESC doesn't give you diplomatic immunity from the laws of physics. If you're considering purchasing a [used vehicle](#), definitely choose one with ESC.

Make Sure You Can See and Be Seen

If you can't remember when you replaced your windshield wipers, it's past time for renewal. Those who expect to meet serious snow should fit wiper blades designed for winter driving. Clean the inside of your windows thoroughly. Apply a water-shedding material (such as Rain-X) to the outside. Make sure your windshield washer system works and is full of an anti-icing fluid. Run the air-conditioner on the "fresh air" option, even if you must use the "hot" setting, to remove condensation and frost from the interior of windows. Many cars automatically do this when you choose the defrost setting. Truckers are instructed to check the operation of all lights at least once a day: Once a month isn't too much to ask of you, is it? If your headlight covers have become opaque from age or are sand-pitted, use a polishing agent or, better, fit new covers. When driving, use your headlights even at midday so that others will see you. Make sure your headlights and taillights are clear of snow.

Give Yourself a Brake

Learn how to get maximum efficiency from your brakes before an emergency. [Antilock braking systems](#) (ABS) became a popular option long before electronic stability control. Since the 2012 model year, every new car has ABS as part of ESC. It's easy to properly use ABS: Stomp, stay and steer. Stomp on the pedal as if you were trying to snap it off. Stay hard on the pedal and smoothly steer around the obstacle. (A warning: A little bit of steering goes a very long way in an emergency.) As with ESC, ABS does not suspend the laws of physics.

Learn To Catch a Skid

If the previous advice comes to naught, you'll need to know how to correct a skid. A front-tire skid is easy: Smoothly release the accelerator, leave your hands where they are and allow the car to slow down. Turning the steering wheel more or pushing the brake pedal is like using a cancelled credit card: It does nothing good and may do something bad if the traction suddenly returns. Learning how to catch a rear slide is a different matter. It's like learning how to hit a curveball or play the piano: It takes lots and lots of practice. Even with practice, some people never get it.

Regardless of your driving skill or vehicle preparation, there are some winter conditions that can't be conquered. That's why you should carry a sleeping bag and other [survival equipment](#) in the winter.