



CRIPPLE CREEK MOUNTAIN ESTATES



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Why would you keep your landline phone?

The primary reason people keep their home phone is in case of an emergency. In the event of a power outage or if cell service is interrupted, many feel as if landlines are necessary if there is a crisis. It is true that landlines are run on a dedicated power source usually buried underground and are mostly immune to outages and natural disasters. So, if this is a concern for you, it might be a good idea to retain a landline.

Additionally, keeping your landline phone service is helpful if your cell signal is unreliable. Many homes are built with metal and concrete walls and have radiant barriers in the attic which block cell signals. If you have trouble getting service indoors or are in a bad location like the mountains, a landline can be crucial.

There are a few other reasons why keeping that aging pushbutton phone might be useful. Did you know that fixed phone service is good for your credit rating? Having a landline from any phone company is a great way to have proof of residence for credit and legal purposes. Additionally, if you make several international calls, landlines are often the cheaper option. As well, while 911 location services for cell phones has vastly improved, if emergency services are needed, a call from a landline might expedite help to your location and good for reverse 911.

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.

Winter Weather Preparedness

While the danger from winter weather varies across the country, nearly all Americans, regardless of where they live, are likely to face some type of severe winter weather at some point in their lives. Winter storms can range from a moderate snow over a few hours to a blizzard with blinding, wind-driven snow that lasts for several days. Many winter storms are accompanied by dangerously low temperatures and sometimes by strong winds, icing, sleet and freezing rain.

One of the primary concerns is the winter weather's ability to knock out heat, power and communications services to your home or office, sometimes for days at a time. Heavy snowfall and extreme cold can immobilize an entire region.

The National Weather Service refers to winter storms as the "Deceptive Killers" because most deaths are indirectly related to the storm. Instead, people die in traffic accidents on icy roads and of hypothermia from prolonged exposure to cold. It is important to be prepared for winter weather before it strikes.

Watches and Warnings

Winter Storm Watch is issued by the National Weather Service when there is a potential for heavy snow or significant ice accumulations, usually at least 24 to 36 hours in advance. The criteria for this watch can vary from place to place.

Winter Storm Warning is issued by the National Weather Service when a winter storm is producing or is forecast to produce heavy snow or significant ice accumulations. The criteria for this warning can vary from place to place.

Blizzard Warning is issued for winter storms with sustained or frequent winds of 35 mph or higher with considerable falling and/or blowing snow that frequently reduces visibility to 1/4 of a mile or less. These conditions are expected to prevail for a minimum of 3 hours.

Winter Weather EMERGENCY KIT

- 1) Before winter approaches, get these supplies to your [emergency kit](#):
- 2) Rock salt or more environmentally safe products to melt ice on walkways
Sand to improve traction
Snow shovels and other snow removal equipment
- 3) Enough heating fuel, like dry, seasoned wood for your fireplace or wood-burning stove
- 4) Adequate clothing and blankets to keep you warm
- 5) Make a [family emergency plan](#) — Your family may not be together when disaster strikes, so it is important to know how you will contact one another, how you will get back together and what you will do in case of an emergency.
- 6) Listen to a [NOAA Weather Radio](#) or other local news channels for critical information from the National Weather Service (NWS) and be alert to changing weather conditions
- 7) Minimize travel, but keep a disaster supplies kit in your vehicle
- 8) Bring pets/companion animals inside during winter weather
Move other animals to sheltered areas with non-frozen drinking water



President
Mark Richwine

Greetings:

To start off with, I would like to comment on the fact that since the last newsletter and twice daily inspections of the facilities, there have been no further acts of vandalism. This is great news as it means that we can continue keeping the facilities available to owners even when the office staff is not on shift.

As a reminder:

The Board reminds owners that when using the facilities, they sign in and note which amenities they are using. Our facilities are provided for the enjoyment of all members and should clean up after themselves. Fitness 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 pool hours will remain the same, (5 a.m. to 9 p.m., 7 days a week). We inspect and check the pool chemicals at 9 p.m. At that time, we are directing anyone using the pool to leave. The security system prevents access to the pool between 9 p.m. and 6 a.m.

The annual meeting was held on July 28th. Attendance was good and many topics of interest were discussed. A BBQ Pork lunch was provided to members in attendance. There were no openings this year for new Board members, but in the 2019, there will be Board members that are term limited and will be coming off Board. Members willing to serve as Board members are encouraged to submit their names with a short bio for consideration. More information on this topic will be in the Spring 2019 newsletter.

Finally, as communicated to the membership, there has been discussion on the assessment rate for secondary lots. This has been in practice since the Association was founded and was specifically documented in the Bylaws as recorded. Apparently, in the consolidation of the association filings (declarations, covenants and bylaws) back in 2000 and subsequent changes since then, the documentation allowing this practice was removed (but the practice was still continued by past Boards)

This year, as part of a legal issue with an owner, it was brought to our attention by the Association's attorney. This practice needed to be officially addressed (allowed or prohibited). The membership has been asked via e-mail (or by regular mail if no e-mail address is on file) to provide their opinion on this practice. A special Board meeting will be held before the regular board meeting on October 13, 2018 to address this matter. All owners interested in commenting on this issue are requested to register their opinion prior to the October meeting date.

Best Regards

Mark Richwine

President, CCME POA Board of Directors.

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

Architectural control committee news update:

Complaint/covenant violations

There is only one outstanding complaint which has not yet been dealt with regarding trash removal on property owned by someone living out-of-state. This should be resolved within 3 weeks.

The ACC has approved several submittals during the past third quarter, and no variance requests.

Clubhouse update

John has purchased and installed two new energy-efficient windows for the south end of the pool, one of which was due to vandalism. A protective steel window grate was installed on the east window to protect against breakage due to rocks being thrown.

The deck on the south end of the pool was destroyed by the free-roaming cattle, which we seem to have no recourse against, short of installing a 4-strand barbed wire fence. The deck was going to be replaced next year anyway, but now the deck will become a concrete pad with a stairway for pool access.

There has been only a couple of very small incidents with the bathrooms. Hopefully, everyone finally got the message. Please continue to report any actions you see being done to the clubhouse facilities.

Thank you!

Bob Wooley



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 - \$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 snowy 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.

BOARD OF DIRECTORS MEETINGS
2018 at 9:30 a.m.

October 13 November 10 December 8
October and November meetings will be held at 9:30 a.m.
Dec 8 meeting will be held @ 1:30 p.m.

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

