



# CRIPPLE CREEK MOUNTAIN ESTATES POA



## 2022 NEWSLETTER



# We Wish You a Happy Holiday & a Happy New Year



**President : Mark Richwine**

### Greetings from your President!

#### Greetings:

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

Office hours have been changed from Tuesday through Saturday to Monday through Saturday (still closed on Sunday.)

During the last year, we have had a number of construction projects within the association. Owners are reminded that **NO CONSTRUCTION** is to occur within CCME without a plan submittal and approval by the architectural control committee before construction begins. Plans are to be submitted to the **office only**. Plans are **not to be submitted to Dorman Management Services** as this will delay the process of requests and they may get lost.

During the past year, the association has completed the following projects.

- 1: Financed by an Insurance damage claim, we replaced the Club House Roof with a thicker gauge Standing Metal Seam. This new roof has a projected lifespan of 25+ Years.
- 2: We completed the upgrade of the Door Access system, along with replacing the security cameras with high resolution cameras. With the new cameras we have better resolution so if there is an incident we can get clear pictures of what happened and anyone who may have witnessed activities. The new system requires new access cards. Homeowners are reminded they must come to the office in person to obtain a card for the new system.
- 3: We have upgraded the de-humidification system in the pool area from a continuous running system to a more efficient on-demand system. The current system keeps the Relative Humidity to less than 60%. We also added a de-humidification system in the basement reducing the musty odors in both the Gym and the bathrooms.
- 4: As part of on-going maintenance and from owner requests, we have replaced and upgraded specific pieces of equipment in the Gym.
- 5: The clubhouse now has a donated Pool and Ping Pong table and library on the upper floor for property owners to use during open office hours.

Continued on Page 2

*Continued from Page 1*

Next year we will be remodeling the two bathrooms /changing rooms in the basement.

This year's annual holiday party was a great success due to the involvement of many homeowners and staff. Attendance was high and the food was catered. I would like to thank all of those that helped organize, coordinate the event and decorate the clubhouse for the holiday party.

As a final Note:

Due to Term Limits, there will be three individuals coming off the Board at this year's (2023) annual meeting. These positions will need to be filled. If anyone is interested in this roll, please contact the office for additional information.

As a final reminder to all property owners, please take time to review the rules and regulations that govern the association, and contact the office if there are any questions or concerns

Best Regards

Mark Richwine  
President, CCME POA Board of Directors

## Assessments are due for 2023



Pay by check at the clubhouse or  
online on the Dorman Management Association website

Payments are due January 31st

\*Please note: the office will **NOT** be taking  
cash payments for assessments\*

### 2023 Board of Director Meetings

* January 14th	May 13th	September 9th
* February 11th	June 10th	October 14th
* March 11th	July 8th	November 11th
* April 8th	August 12th	December 9th

# ARCHITECTURAL CONTROL COMMITTEE NEWS UPDATE

By: Montrell Williams, CHAIRMAN OF ACC

## Greetings:

### Message from the Architectural Control Committee

#### Season's Greetings From the Architectural Control Committee

Wow can you believe it...the holiday season is here! ACC Chairman Montrell Williams has reported we have had a steady stream of new ACC submissions since September month-end to date. This trend has stayed consistent with applications primarily requesting approval for:

- New Home Construction
- Driveways
- Outbuildings/Garages
- Carports
- Exterior Home Improvements

#### A few reminders

- Over the last couple of months we have received many complaints from property owners regarding the following:

Abandoned vehicles on unoccupied properties

Vehicles with flat tires on the road

Home with broken windows

Properties with debris piles (trash, slash, dead trees)

Unapproved construction taking place

Shooting occurring within the community (If you hear gunfire within CCME, please contact the Teller County Sheriff's Office, not the main office)

When properly filed complaints are received, members from the ACC committee do a physical observation to verify details and draft a letter to be sent to the property owner.

Please note AAC (Architectural Control Committee) approval is required for all new home construction, driveways, exterior home improvement and landscaping. One of the biggest advantages of this requirement is the protection of our property values. The value of your property is directly related to the condition, appearances and aesthetics of our community as a whole. By regulating the kind and types of architectural changes that can be done, our association is better able to maintain our property values. Submitting an ACC application for approval on all architectural changes is not just a good idea to protect your investment, it's a requirement.

ACC submittals can be found at <http://www.ccmepoa.com/documents.html>. For faster processing, you may also submit your applications, photos, construction plans and colors to [ccmepoa@ccmepoa.com](mailto:ccmepoa@ccmepoa.com).

ACC Complaint forms - new forms are available from the following link <http://www.ccmepoa.com/documents.html> these new forms include an area for the person filling out the form to add their name and signature. Recent changes to Colorado laws now require complaints to be signed and dated by the person filing the complaint in order for the ACC to act upon it. Please contact the office with any questions.

**Continued on page 4**

# **ARCHITECTURAL CONTROL COMMITTEE NEWS UPDATE**

**By: Montrell Williams, CHAIRMAN OF ACC**

## **Message from the Architectural Control Committee (cont'd)**

### **Winter is almost here**

October - November was pretty warm and dry and most of us have been able to clear and clean up our properties. However, it probably won't be long until we get our first big snowstorm. This is a reminder for some and new information for the new property owners at CCME. Take note:

1. Please be sure your outside hose is disconnected. If it is not, it increases your chances of causing ice damage to your outside spigot (faucet).
2. Please do not park on the road if it is snowing. The plows need to have clear running to be able to get the snow off the roads. Remember there is no overnight parking on the roads at any time of the year.
3. If possible, do not put salt on concrete surfaces, as it may damage your concrete over time. Use Ice Melt.
4. Main clubhouse snow plowing will occur at 3" and sand will be spread as needed.

Pets should be inside during cold weather day and night, just because they have fur doesn't mean they can withstand cold weather.

**BE VIGILANT FOR NEIGHBORS WHO NEED ASSISTANCE DURING BAD WEATHER**

**Best Regards in 2022. CCMEPOA Board of Directors**



## CCME News

Trash Prices are going up Starting January 1st:

Kitchen Bags & Boxes (18gal or less): \$1

Large Bags (19-30 gal): \$4

Construction Bags (Above 30gal): \$6

**\*Please remember that NO construction materials are allowed in the dumpsters\***

**New Committees have been formed:**

**If you are interested in joining the Events committee, please email  
ccmepoa@ccmepoa.com.**

**Dates/Times for the Events Committee are:**

**January 7th @ 1130a**

**February 4th @ 1130a**

**March 4th @1130a**

**Short Term Rentals (STR).**

**We like to thank everyone who replied to our emails and hope you will still do if you have not yet done so.**

**At this time Michele is working on getting one, hopefully two locations set up for containers to accept trash on Sundays when the POA is closed.**

**Regarding locations, approval is required from the POA and of course the neighbors.**

**Each container will have a fence around it and a camera plus a keyed system (physical or electronic)**

**Contact both of us with questions or ideas: John (Strccme@eijlers.com) and Michele (d32321@aol.com).**

**STR contact information will also be available on the ccmepoa.com site soon.**

**Happy Holidays and stay warm.**

**John and Michele**

## 2022 CCME Halloween Bash



Pictured: Ken Hawkins, Rachel Bilardi, Egan Family, Laura Piccolo, Cheryl Birch, Ed & Dory Seal, Diana Schaiberger, Rachel Malloney, Laura Givens, Heyden, Olivia, & Nelda



# 2022 Christmas Party



We had a lot of fun at this years' Christmas Party! We hope to see you next year!

## CCME Community Events

CCME is committed to helping out our community! It is our goal to do a different community outreach program each month to help our local community.

January: 2-Mile-High Donkey Donations. CCME will be accepting donations to help the 2-Mile-High Club who take care of the Cripple Creek Donkeys

February: Love Thy Neighbor Promotion. CCME will be promoting kindness and giving in February. Give an act of kindness to a friend, neighbor, or a stranger all month long! Kindness goes a long way

March: CCME March Madness. CCME will be accepting donations of sporting equipment to give to our local schools.

## CCME Events \*

January 21st: Soup Contest from 11a–2p. If you are interested in participating, please see Rachel in the office by January 14th.

January 27th: BYOB & Bingo 630p - 830p (**Starting in January, Bingo will be \$1/card**)

February 18th: Valentines Day Potluck 530p - 8p Bring a dish and come celebrate Valentine's Day with us with some fun and games

February 24th: BYOB & Bingo 630p - 830p

March 18th: St. Patty's Day Potluck 530p - 8p See how lucky you can be! Bring a dish and have some fun!

March 24th: BYOB & Bingo 630p - 830p

\*Dates/Times/Events are subject to change. Please check emails & Facebook for updates.



## **CCME Clubhouse Services & Amenities**

**Showers Saunas**

**Basketball Tennis**

**Boece Ball 18 hole Disc Golf**

**Playground Cornhole**

**Horseshoes Croquet Deck**

**BBQ Grills/Picnic Tables Parks**

**Notary Copying Maps**



**Indoor Swimming Pool**

**Trash Services**

**Driving Range**



**Pickleball**



**Clubhouse Rentals**

**Poker Table**

**Ping Pong Table**

**Dart Board**

**Pool Table**

**Library**



**24-hour Gym**

2022/03/10 13:48



Cripple Creek  
Mountain Estates

**CCMEPOA OFFICE  
HOURS**

**MONDAY—SATURDAY**

**7:30 am — 4:00 pm**

**The office is closed from 1p  
-130p for lunch**

**The office is closed  
SUNDAY**

**PHONE : 719-689-2549**

**FAX : 719-689-3436**

**EMAIL :**

**[ccmepoa@ccmepoa.com](mailto:ccmepoa@ccmepoa.com)**

**Fitness Room open 24/7**

**Pool open daily 5:00am-9:00pm**

**Newsletter articles written by:**

- ⇒ Mark Richwine, President
- ⇒ Montrell Williams, Vice President
- ⇒ Rachel Malloney, Office Manager

**If you have suggestions for content, please contact the office**



**PEAKALERTS**  
SERVING EL PASO & TELLER COUNTY

POWERED BY  
**everbridge**

Peak Alerts are notifications sent through a software called Everbridge by public safety agencies in El Paso and Teller Counties. Peak Alerts notify you of emergency situations that are a threat to life or property and are deemed dangerous by public safety officials. Examples of emergency situations may include but is not limited to, natural or man-made disasters, hazardous materials incidents, missing persons, law enforcement activity impacting the public, evacuation notices, and more. Sign up for alerts at [PeakAlerts.org](http://PeakAlerts.org).

Cripple Creek Mountain Estates

Property Owners' Association

4453 Teller County Rd. # 1

Cripple Creek, CO 80813

*Address Correction*

