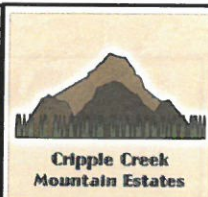


Volume 16 Issue 1

CRIPPLE CREEK MOUNTAIN ESTATES

CCMEPOA CLUB HOUSE NEWS



Jan-March

ATTENTION MEMBERS

The Board of Directors of the
Cripple Creek Mountain Estates Property Owners Association
are seeking volunteers.

There are two vacancies on Oversight Committee. If you are interested in serving on the Oversight Committee, please submit your name and contact information to the CCMEPOA office.

In July 2016 at the Annual Meeting of the Members, there will be Four positions available on the Board of Directors. If you are interested in running for any of the positions, please submit your name, a short biography, and contact information to the CCMEPOA office no later than May 13th, 2016.

The CCMEPOA Board of Directors Report

The Board of Directors would like to welcome Robert Wooley who graciously accepted the open Board term position that was vacated by Gary Birch. He will serve out the term until July 2017, on the Board of Directors as Vice-president / Chair of the Architectural Control Committee.

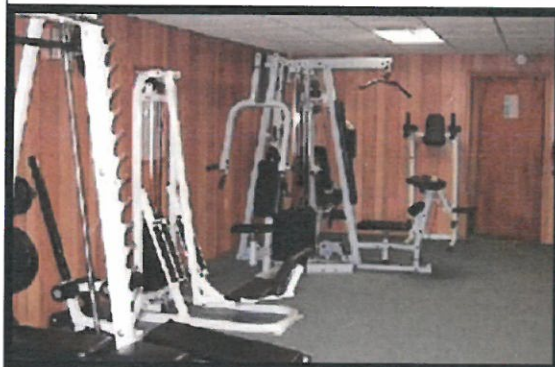
THANK YOU FOR YOUR PATIENCE AND UNDERSTANDING WITH THE REPAIR AND REMODEL OF THE FITNESS ROOM

Hello Members,

I would like to personally thank you for your understanding and patience while the Fitness room has been shut down. The pool was accessible during this time. The fitness area was going to be a future project, but with the issue of flushing non-flushable items down the toilet that had caused major plumbing problems that needed to be addressed ASAP, After inspection of the plumbing, the flooring boards were found to be in bad shape also with the inspection found that a few areas needed to be addressed, so it was the right time to get the fitness room brought up to date. Like new base flooring and new linoleum, and floor mats for the power lifters. The fitness room should be back open and operational by April 1st. When you have a chance, please come and take a look at the newly remodeled fitness room. We are sure you will be as pleased as we are. Again Thank You !

Dennis Elam

Director of Maintenance



Fitness room 2005

Security

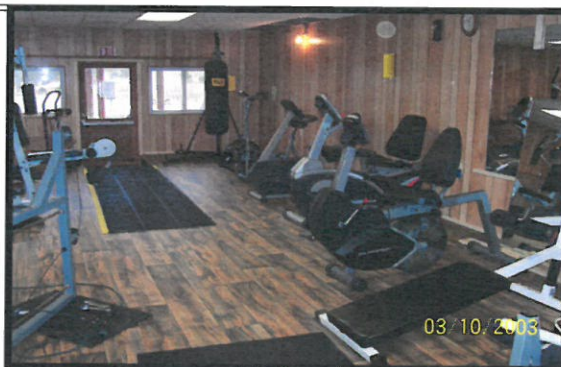
has been upgraded
and cameras have
been installed

Please

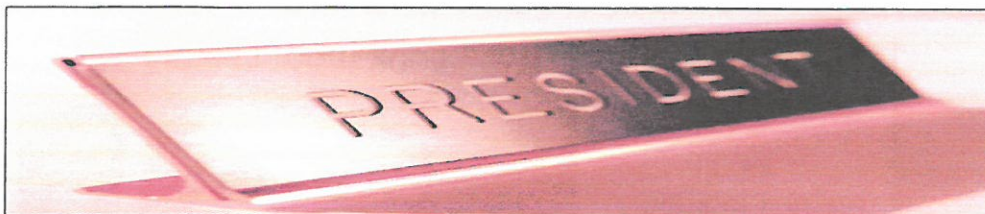
remember you are
under

24/7

Surveillance



Fitness room 2016



President
Mark Richwine
Cripple Creek Mountain Estates
Property Owners Association

Greetings:

We begin a new year at Cripple Creek Mountain Estates with some changes and challenges.

We regret to announce the resignation from the board of Mr. Gary Birch from the Board of Directors. He has served the Association for a number of years and has resigned due to personal issues. His input and attention to detail will be missed. We are looking for a volunteer to fill his position and to complete his term.

Earlier this winter, we had an incident of vandalism. Specifically the plumbing in the downstairs bathrooms was deliberately damaged with foreign objects (Gym Sox, Paper Towels and other items), being flushed down the toilets. This resulted in plugging the septic lines, freezing and sewage backup effecting the downstairs bathrooms, halls and workout room.

The damage to our facilities was extensive and has required the association to shutdown the entire downstairs for repair (currently 6+ Weeks). We are attempting to restore limited access as soon as practical while completing all needed repairs.

Costs

The actual damage to plumbing (not counting employee hours) is approximately \$1000.00. Adding in John time to perform repair places it at approximately \$3000.00.

The floor repair of the fitness room and the remodel of the ladies bathroom were being planned for spring / summer 2016. The vandalism has required us to accelerate those projects. It has also delayed other maintenance activities.

Lessons Learned

Since the damaged occurred from within the bathrooms and an accurate time is not known, it is impossible to identify the vandals, even with our security system.

For all owners: Please be observant and report any damages seen immediately (with at least date / time noticed). With that we can review security footage to hopefully identify future vandals.

BE ALERTED WHEN SOMETHING HAPPENS IN TELLER COUNTY

**SIGN UP FOR NOTIFCATION OF ROAD CLOSURES, FIRE BANS, AND WEATHER ALERTS
SIGN UP AT WWW.CO.TELLER.CO.US**

Recent messages from: **Teller County**

Receive messages by email & text message

[Sign Up!](#)

Powered by [Nixle](#)

A side note from: The Department Of Wildlife

In the past couple of months, there has been two dogs that have been killed by a mountain lion, not certain if it is the same one, both incidents were preventable, and CPW will not be relocating or euthanizing the lion (s). If the HOA send out emails to residents it may be good to remind everyone to take proper precautions with pets since we live in the mountains, and we do not want to see anymore pets taken. CPW recommends owners accompany pets outside, make your presence known by making some sort of noise like talking to your pet. Predators are most active at dawn and dusk, and if you let your pet out at this time be sure to turn on a light while you go out with them. If a pet must stay outside alone CPW recommends having a fully enclosed pin with a secure door, this includes the top and all sides. This will create a barrier between your pet (s) and predators. If someone has questions or concerns please have them call our office at (719) 227-5200.

Water Diversion– Update

On March 3, 2016, the Division 2 Water Court issued a decree identifying the point of diversion for the association's water right. The Riggs Ditch 3 right allows the association to use up to 1 cubic foot per second of water while in priority. The water is diverted from Bernard Creek and the association will use the water to irrigate the land where the ponds used to be. This decree was the first step in protecting the water right and finally being able to get credit for using this right. The association will be looking at installing a ditch or possibly using gated pipe to irrigate the land.

RULES & REGULATIONS FOR USE OF AMENITIES AT CCME CLUBHOUSE & GROUNDS

Pool: An adult must accompany children under the age of 16. All swimmers must sign in. Proper swim wear is required. Food, cans, glass bottles, and street shoes are not allowed in the pool area. Members & guests must sign in. Guests must pay current guest fee. Pets are not allowed in the pool area.

Sauna: The sauna is open during business hours only. An adult must accompany children under the age of 16. Food, cans, glass bottles, and street shoes are not allowed in the sauna. Pets are not allowed in the sauna.

Fitness Room: An adult **must** accompany children under the age of 16. **NO** Food, cans, glass bottles, allowed in the fitness room **No street shoes** allowed on equipment. Members & guests must sign in. Guests must pay current guest fee. All weights must be returned to racks. **DO NOT** remove weights from fitness room and turn off all equipment and lights upon departure. Pets are not allowed in the fitness room.

Picnic Area: No open fires are permitted. BBQ grills may be used so long as Teller County is not under a fire ban. All trash is pack-in/pack-out.

FINE SCHEDULE

First Offense: \$25.00

Second Offense: \$50.00

Third Offense: Forfeit Amenity Rights



Cripple Creek
Mountain Estates

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

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

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	\$8.50 Lg (no color) \$1.00 sm (color) Free sm (no color)

CCMEPOA

PROPERTY OWNERS

Spring/summer rains 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.

April 9, 2016 May 14, 2016 June 11, 2016

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
Requested***

