



# CRIPPLE CREEK MOUNTAIN ESTATES



To The Residents of Cripple Creek Mountain Estates

Well it is that time of the year again, the POA's Annual Meeting of Members is coming up shortly. Included with this newsletter are candidate biographies, a ballot and an R.S.V.P. for lunch. Lunch R.S.V.P. is due to the office by July 19, 2017. Ballots are due no later than 4:00 p.m. July 27, 2017.

### 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.

### For your information:

Four Mile Fire Protection meets on the third Wednesday of each month at 7 p.m. at the Four Mile Fire House 1 at 8437 Teller Rd  
11 Florissant, CO 80816

### CPR Classes For The CCMEPOA Community

The classes last about 2 1/2 - 3 hours and include the Adult, Child and Infant CPR/AED as well as Adult, Child and Infant foreign body airway obstruction. Classes are limited to 6-8 people. The cost varies depending on the number of participants but will range between \$25 - \$50 per CLASS. not per student, plus \$5 per person for the certification card. Therefore the **maximum** cost for a class of 8 students would be \$90. (\$50 for the class and \$5 per 8 students - \$40 = \$90.) Jean Webb is willing to teach during day, evenings or Saturdays. Students should contact Jean Webb at 719-689-5977 to schedule a class. Location is up to the students.

Wright Tree Service has been contracted by Black Hills Energy to clear trees and or branch's away from the electrical poles and lines. Wright Tree Service will be in the area within the next sixty (60) days to start the fire mitigation for Black Hills Energy.

Architectural Control Committee ("ACC") News/Complaint Update:

1. The complaint concerning access to a piece of property has been resolved. Ted Dura did a boundary recovery and located all of the property pins which showed the existing access road is in the wrong location. Teller County has no jurisdiction over private land which is used for access to a piece of property. It is left up to the property owners to resolve and pay for the access road. The road must meet Teller County requirements, part of which is a driveway permit.
2. With the help of Deputy Sheriff Hilda Ezard, the ACC was able to contact Mr. Owens, the property owner of 81 Mari-  
posa and obtain his permission to clean up his property. The appliances and jetted bath tub have been removed. The rest of the trash should be cleaned up by August 15th. Any cost incurred by CCME will be added to his outstanding bill.
3. All other complaints have been addressed.

Maintenance Report:

John has buried the water lines for the downspout. The new concrete pad under the covered patio has been poured and looks great. Thanks go out to everyone involved!

Drained half of the swimming pool water to improve the chemical balance. During the downtime, John cleaned the tile around the top of the pool to remove chemical buildup. Great Job.

John Sykes, our traveling handyman, is back until September to help John with the projects outlined in ACC's last news-  
letter. The first project will be finishing the deck on the north side of the clubhouse, followed by finishing the hallway in the basement and painting it with epoxy paint, which has already been purchased. The two Johns are great assets of CCME!

Hope to see all of you at the Annual Meeting!

Bob Wooley

Future Projects:

1. Treat wood railing and stairs on the new deck, as well as finish the deck on the side of the clubhouse and repair the siding in the rear of the building where part of the old deck was removed.
2. The epoxy paint to be used on the concrete floor in the hallway downstairs has been purchased and will be applied as soon as the concrete warms up. The painting will be done in stages to eliminate as much inconvenience as possible.
3. The hallway ceiling will be done as soon as a most cost-effective method is determined.
4. The best way to maintain and protect the split rail fence, which the cattle damage every year, is under discussion.
5. Any other new projects which arise, beginning with interior paint scheme and new carpeting/flooring.



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](http://www.co.teller.co.us)

Sign Up (It's easy and anyone can join)



President  
Mark Richwine

Greetings:

A few notes as we approach our annual meeting for 2017.

This year, the association retained the services of a property management firm for bookkeeping and general management tasks. This change was determined to be both revenue neutral and provides licensed property management services. At CCME POA our property management services are provided by Muldoon Associates from Colorado Springs. The property management website can be accessed through the general association website: <http://ccmepoa.com> or they can be accessed directly at: <https://secure.associationvoice.com/Account/Login/38421/Resident-Services?d=hoa.muldoonassociates.com>

This website is intended for payments, accessing documents, newsletters and any e-mailed communications from the POA or Muldoon Associates.

**Owners are strongly encouraged to setup their accounts which will include their contact information and preferred e-mail address.**

When an owner sets up an account, owners have the option to make their information available to other CCME membership or private (office use only).

During this year, we have had issues with the pool / workout and shower areas. Primarily, we have had incidents of vandalism and theft of equipment from the workout room. The board reminds owners that, to use the facilities, they must sign in and note which amenities they are using. With this sign-in procedure and the security cameras, we hope to reduce these issues. Owners are also reminded our facilities are provided for the enjoyment of all members. 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.

Finally, the facilities are used throughout the year by non-resident owners. Many use them to clean up when camping or working on their properties. Owners are requested try not to track in grass, mud, etc. and to clean up after themselves. We have repetitive incidents where individuals have been using the bathroom benches as boot cleaners. This damages the benches and creates a mess requiring additional cleaning. We will be putting a shoe cleaner and a door mat outside the entry to help reduce this issue. Please help us to keep this facility clean.

Finally, all owners are reminded of the annual meeting coming up July 29, 2017 at 9:30 a.m. in the POA clubhouse. Lunch, immediately following the conclusion of the meeting, will be provided to members. There is a \$10 fee for guests of owners who attend the luncheon.

Best Regards,  
Mark Richwine  
President, CCME POA Board of Directors.

## RSVP for the 2017 Annual Meeting of Members

### THE ANNUAL MEETING MENU

BBQ beef or pork, baked beans, seasoned corn, cole slaw, and assorted bar cookies for dessert. Each person will get pulled pork or beef and choice of either side dish with baked beans and 1 roll. Ice tea, lemonade, coffee, water.



**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 wet weather is 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/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**  
**8:00 am — 4:30 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](mailto:ccmepoa@qwestoffice.net)

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

**NOTICE OF ANNUAL MEETING**  
**July 29, 2017 at 9:30 a.m. at the CCMEPOA Clubhouse,**  
**4453 Teller County Road 1, Cripple Creek, CO 80813**

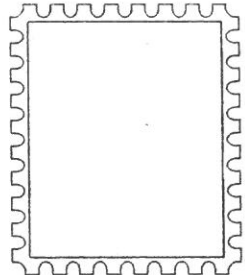
**In inclement weather please call the office to see if the office is open.**

**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*



## CANDIDATES FOR BOARD OF DIRECTORS

### JUDY ANDERSON

I am submitting my name as a candidate for a position on the Cripple Creek Mountain Estates Property Owners Association Board of Directors.

I was appointed by the Board of Directors to fill a vacancy on the Board in September of 2014. The office has undergone major positive changes during my tenure and I believe those changes have come about due to my expertise in office management and knowledge in the Association's business. I am retired and have contributed many hours as a Director not only in the office but in other areas as well.

I believe that continuity and knowledge are key factors in the efficient running of any organization. This is especially true due to the transition of accounting procedures to a management company in the past six months.

If elected, I will continue to work for the betterment of our community making it an enjoyable place to live.

I look forward to working with the property owners and Board members and am dedicated in maintaining and improving the property values and the quality of life that exists in Cripple Creek Mountain Estates.

### WILLIAM "BILL" MILLER

I retired as the Chief Information Officer of El Paso County, Colorado in April of 2011. Over a 40year career; I served as the Director of Corporate Information Systems for Worthington Industries; Prior to joining Worthington, I was the President of Bell Atlantic Software Systems, a subsidiary of Bell Atlantic Corporation; President of CRISP Automation, a subsidiary of Joy Technologies Corporation; and Operations Manager with the Atlantic Richfield Company.

I completed Harvard University's Advanced Management Program in 1990, received my MBA from University of Utah; and received Computer Science and Business Management Degree(s) from Brigham Young University. For the past seven years I've served as an Adjunct Professor in The Computer Science Department for Colorado Technical University, and I currently serve on several boards in Teller County. My preferred method of contact is my CTU email and I will respond within 24-48 hours.



### ROBERT "BOB" WOOLEY

Born and raised in Denver/Littleton, Colorado. Graduated with a bachelor's degree in architecture from Colorado University in 1968. Active in U.S. Air Force for four years following college. Worked for various lumber companies over a period of 37 years until retirement in 2009. Experienced primarily in management and hands-on design of roof and floor truss systems.

Have owned my property in CCME since the mid-70's and acted as general contractor for our home built during 2004-2009. Was appointed to the Board to replace a retiring member last year and assisted in improvements to the clubhouse deck along with the other duties of the position.

With my knowledge and experience in general construction, codes, etc., I feel I am qualified and would appreciate your retaining me as a member of the Board of Directors. I look forward to continuing in my position with the Board and working with CCME residents in contributing to the continued growth, improvement and desirability for living here.

### RAYMOND ZITTOSEN

I am a land investor and have been investing since 2002. I have a strong real estate background; from 1993-1996 I held a real estate license from Arizona. I have spent many hours researching different zoning and covenants in different subdivisions within Teller County, including Cripple Creek Mountain Estates.

I have lived in Colorado for ten years, two years in Teller County. While in Colorado, I have been partners in two sports bars and a Quiznos sub shop.

I joined Four Mile Fire Department in May of 2015. In August of 2016 I moved to the Mountain Communities Fire Department.

In November of 2015, I received my National Certification as an EMR. In May of 2016 I received my Emergency Medical Technician and IV Certifications. I am also trained and certified in Wild Land Firefighting. I plan to continue my education and certifications in the EMS field.

I would be excited to help the community by being a member of Cripple Creek Mountain Estates Property Owners' Association Board of Directors. I believe that the Association can be a big influence in improving our community.