

**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

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.

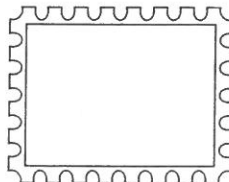
Annual Meeting of Members July 25

August 15 - note-this is the 3rd Saturday

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





CRIPPLE CREEK MOUNTAIN ESTATES

*A CCMEPOA CLUB HOUSE NEWS*

Volume 15 Issue 2



Cripple Creek  
Mountain Estates  
April-June

Fire Mitigation Creating a Defensible Space

We want our community to be aware of how to reduce the risks of wildfire damage and be more prepared in the event of a fire threat. Creating a defensible space in and around your property is the goal of fire mitigation.

Helpful Tips for Fire Preparedness

- Identify all emergency escape routes in your home, subdivision and community
- Plan and practice an escape route for you and your family
- Keep some key tools handy that would help in the event of a fire, such as an axe, shovel, hoe and a rake
- Report any fires you see to your local fire and police department immediately

Inspect and clean your chimney on a regular basis

Four Mile Fire Protection District  
is looking for volunteers  
Contact: Tom Hatton  
(719) 689-3417  
[dchiefhorn@gmail.com](mailto:dchiefhorn@gmail.com)

Four Mile Fire Protection District - Station 2

142 Angas

Florissant, CO 80813

Mailing Address

Four Mile Fire Protection District - Station 2

8437 Teller Rd. 11

Florissant, CO 80816

Phone: (719) 689-2735

Fax: (719) 689-3417

## 10 Tips to Be a Good Neighbor

By following a few basic rules of neighborly etiquette and treating others with respect, you can help create a more harmonious environment for yourself and your neighbors.

Whether the you and your spouse are in your first house or you have been in your neighborhood for awhile, keeping good relations with the neighbors can make a big difference in your quality of life. Here are a few etiquette tips to reduce friction and keep the peace with your neighbors.

1. Say hello. A friendly smile and wave to a neighbor when you go out and get the mail can go along way toward creating a pleasant atmosphere.
2. Turn your music down. This is a simple peacekeeper, tried and true. If you plan on entertaining and having music, let your neighbors know ahead of time and keep it to a reasonable volume. If you play music in your backyard, remember to turn it off when you're done instead of going inside and forgetting about it as your music plays into the wee hours.
3. Close your garage door. Avoid the habit of leaving it open because you plan on going back out in awhile. This is especially important if it's messy. Not only is this a security issue, it's also an issue of extending common courtesy to your neighbors who may not wish to regularly get an eyeful of your collection of boxes, garbage cans, etc.
4. Do not let your dog bark incessantly in the backyard. Leaving your dog alone to bark all day—or even worse, all night—is a sure way to strain relations with your neighbor or possibly violate a city noise ordinance. If your dog stays in the yard while you are away at work, ask a neighbor who is at home during the day if they ever hear your dog. If there is a problem, fix it. They'll appreciate your consideration and in addition, it's the right and mannerly thing to do.
5. Reach out. Invite a neighbor over for a drink or a meal. Or invite a few neighbors over for a backyard BBQ or potluck. Investing some time in getting to know the neighbors will help keep relationships harmonious and make it easier to handle any problems that arise.
6. Maintain your yard. At a minimum, meet the basic standards of yard maintenance by mowing, weed-whacking and doing your best to keep your yard looking decent. Hire someone if you can't seem to get it done yourself. Neighbors get cranky at the thought of their property values going down because of a slob next door.
7. Position outside lights with care. Make sure your security light doesn't shine into your neighbor's bedroom.
8. Don't leave toys in the front yard. Whether it's yours or your children's toys, yard equipment, or car parts, it's bad policy to leave items on your front yard or driveway. Put your tools away when you're done with them.
9. Be a good driver. Don't treat the neighborhood streets as your personal racetrack. Always be mindful that there are kids, dogs, walkers and bikers out on the street. Also, when driving through your neighborhood, turn the volume on your car stereo down. Your neighbors shouldn't associate your comings and goings with a thumping bass and rattling windows.
10. Discuss problems in person. If a problem arises, talk to your neighbor in person first. Approach the situation in a pleasant way, "You may not have realized this, but ..." Start here rather than resorting to a nasty note or a call to the police that will be sure to permanently strain your relationship. Also, use good judgment in identifying real problems: a party on a special occasion is one thing; a continuous stream of parties that interfere with your sleep on a regular basis is another.

**“If your dog stays in the yard while you are away at work, ask a neighbor who is at home during the day if they ever hear your dog. If there is a problem, fix it.”**

**“Being a good neighbor requires you to think beyond your four walls.”**



Mark Richwine  
President  
Cripple Creek Mountain Estates  
Property Owners Association

As we approach our annual meeting for 2015 there has been a great deal of discussion from members on community amenities, to include those that are in good shape, those that are in disrepair, and those that previous Boards allowed to phase out over time.

The community amenities are paid for and maintained with funds from the annual property owner assessments. We do not charge fees for owners in good standing (assessments paid in full) to use these amenities.

The amenities we have were planned and initially created when the Association was founded in the 1970's. As time progressed and owners moved in and out of the community, some amenities which were not used regularly, or were not cost-effective to maintain, were closed. Those included the riding stables, shooting range, golf course and pro shop, and the privately-owned restaurant and bar.

The amenities that are in demand and have regular use by the members are actively maintained. These include the swimming pool, the men's bathroom (both recently upgraded), fitness room, picnic areas, and the children's playground. The banquet facility located in the clubhouse is available for owners to reserve and use for events such as reunions, weddings, birthdays, or other parties.

Amenities that have fallen into disrepair due to low usage are the tennis and basketball courts. However, the courts could be returned to usable status if the demand warrants it.

One area of concern frequently discussed by owners is the loss of the ponds surrounding the clubhouse. The loss was not because of lack of use; they were very popular. The removal of the ponds in 2012-2013 was directed by the Colorado State Water Resource Board and the Colorado State Attorney General's Office. The ongoing draught highlighted the fact that CCMEPOA did not have the right to store water. Several water augmentation plans were submitted to the State, but all were denied.

The CCMEPOA reports annually to the membership regarding amenities. The CCMEPOA also requested input from the owners at the annual meeting in 2014 and again on the 2015 assessments mailing. The vast majority replied in the positive and requested the Board maintain current amenities and make improvements as necessary to maintain the assets.

## Believe in Our Future?

In order to make bold progress, it takes an individual who will create a team and then with focus and hard work, move forward undeterred by obstacles. The team and its leader must stay committed until the job is completed! The goal of the Team is a Community Solar Garden. I will commit to leading a willing and **capable** team. Are you interested? Are you willing to invest in Our future?

A Community Solar Garden is a community shared solar array. It would allow our community to participate in a solar program by pooling resources with like-minded community members through contracts signed with Community Solar Garden Producers. The Public Utilities Commission of the State of Colorado authorized implementation of an Interim Community Solar Garden program for 2015. This 2015 Interim Community Solar Garden program will be in place pending a final decision by the Commission on the 2015-2017 Community Solar Garden program. As a result, Black Hills Energy is pleased to announce that the 2015 Interim Community Solar Garden Standard Offer will be for a minimum of 120 kW and a maximum of 240 kW. More information on this Interim Program will be provided at a later date.