

CRIPPLE CREEK MOUNTAIN ESTATES



NOTICE OF ANNUAL MEETING OF MEMBERS

**The Annual Meeting of Members will be held on JULY 28, 2018 at 9:30 A.M.
at the CCMEPOA Clubhouse
4453 Teller County Rd. 1, Cripple Creek, CO 80813**

Mountain Mutual Water Company Update:

Spring has sprung in the mountains. That will allow the construction season to begin early this year. Mountain Mutual Water will be completing many upgrades to our system and have already started line replacement on Angas Drive. We are asking everyone driving in the sub-division to be extra cautious when approaching one of our construction zones. Please drive slowly around the zones so as not to cause injury any of the MMWC employees or possibly damage your vehicle. MMWC thanks you very much for doing your part to keep our employees safe!

SUMMER YOGA SCHEDULE-CRIPPLE CREEK MOUNTAIN ESTATES

Classes will be held on Tuesdays at 11:00 am

and on Saturdays at 11:00 am starting in June with the following exceptions:

NO yoga on July 14th and the 18th

Please confirm class times with instructor as classes and times may change.

Classes are held in the loft area at the CCME Clubhouse. Contact Instructor for questions and information regarding private lessons, and details on other classes and where they are held in the community.

Diana Schaiberger

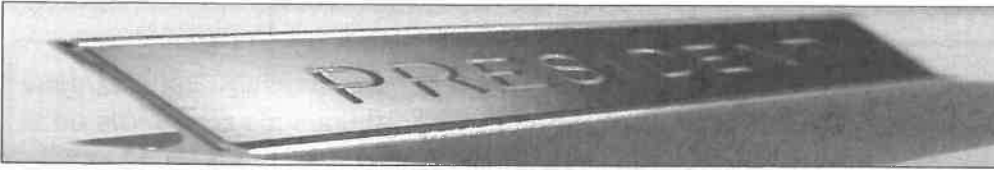
500 Hr Certified Yoga Instructor

303-916-4595

dschaiberger@aol.com

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.



President
Mark Richwine

Greetings:

A few notes as we approach our Annual Meeting for 2018.

At CCME POA, while our property manager is still Mr. Rudy Thompson, the property management firm has transitioned from Muldoon Associates to Dorman Associates Management in Colorado Springs.

The property management firm has a website and can be accessed through the CCME POA Website: <http://ccmepoa.com> or they can be accessed directly at <https://dorman.cincwebaxis.com>

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

Owners are strongly encouraged to setup their accounts which will include their contact information and preferred e-mail address. (see tag on right upper corner for register an account)

When an owner sets up their account they 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 and shower areas causing the need to close down the facilities for repairs. Primarily, these have been plumbing / drain issues. Some were caused by vandalism and others caused by plumbing issues. Corrective action has been taken on the plumbing issues. The board reminds owners that when using the facilities they sign in and note which amenities they are using. 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.

The facilities are used throughout the year by non-resident owners. Many use them to clean up when camping or working on their properties. ALL OWNERS are requested to try not to track in grass, mud, etc and to clean up after themselves. We have placed a shoe cleaner and doormats outside the entry to help reduce this issue. Please help keep this facility clean.

Owners are reminded that no construction is to occur within CCME without a submittal and approval by the Architectural Control committee before construction begins. When construction occurs without approvals and the CCME POA office is notified, action is taken to stop said activity until proper approvals are received. Submittal requirements and ACC Guidelines as well as all association bylaws and Declarations and Covenants are available in the office and on the web page. While the office and board members do see violations as we drive through the Association, owners are encouraged to contact the office if they see any questionable construction occurring within the association.

Best Regards

Mark Richwine

President, CCME POA Board of Directors.

Teller County Open Burning Restriction

When an Open Burning Restriction is issued by the Teller County Sheriff's Office, all Open Burning Permits are suspended immediately.

The following Open Burning **IS** allowed under a restriction:

- Use of barbecues and pits that are at least 10 feet away from combustible walls or roofs or other combustible materials.
- Campfires that are contained within a designated fire pit that is at least 25 feet away from all structures or other combustible material.
- Fire pits must be less than 3 foot in diameter or 3 feet in length and width, and at least 18 inches in depth.
- A garden hose connected to a water supply or other approved fire-extinguishing equipment must be readily available.
- All campfires must be attended by a person knowledgeable in the use of fire extinguishing equipment until the fire is completely out.

The following Open Burning **IS NOT** allowed under a restriction:

- Open burning of materials not contained in an incinerator, outdoor fireplace, barbecue, grill, or pit.
- Use of any explosives, fireworks of any type, firing of model rockets, welding or operating an acetylene or other torch with open flame in an outdoor location.

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

Architectural control committee news update:

COMPLAINT/COVENANT VIOLATIONS

Owner was found to be living in car/trailer on property and doing work without having submitted all required paperwork to the ACC. Teller County Code Enforcement gave the owner a date to comply with County regulations. The owner has moved out and the property is up for sale.

Any other complaints have been resolved.

BATHROOMS

After the last backup in the bathrooms, which necessitated access to the pool only during office hours, we hired a plumber to run a camera down the sewage lines to find out what is causing the backups. His finding showed that the slope of the sewage line between the women's bathroom and the connection to the upstairs sewage line was almost non-existent. This caused the water from the showers to accumulate in the line due to non-drainage, which caused the backup. This condition has existed for years, and why (all of a sudden) it has started to cause problems is anyone's guess. The plumber's recommendation was to install new power assisted toilets to help force the water backups out of the lines. John Gallimore has completed this task. This will not solve the problem of flushing anything down the toilets other than toilet paper. John is installing much better cameras to help determine who is misusing the bathrooms. If the flushing of foreign objects occurs again, we will be forced to limit the pool hours to match those of the office hours. Everyone please report any misuse of the bathrooms to the office!!

John is in the process of repairing the split rail fence around the clubhouse entrance and parking area for the annual meeting in July. I hope to see everyone there. You are the ones who make this community work.

Bob Wooley

Do you have fire coverage?

Four Mile Fire Coverage for CCME

By: Donna Brazil

In the 1990's Four Mile Fire Protection District was created and owners in subdivisions as CCME, were allowed to opt out if they didn't want to pay taxes for it. There are a number of properties, some with homes on them, in CCME that are not protected by a fire district.

The easiest way to tell if you are in a district is by looking at your tax statements. A parcel ID beginning with 1005 (District 10) and nothing listed for entities that taxes are paid to for fire district is not covered. And account with 1387 (District 13) is in the district and shows 4 Mile Fire getting a portion of taxes. For homeowners and those who own land hoping to build or sell, this becomes an issue with obtaining insurance and a mortgage. To be included an owner needs to request inclusion through Four Mile Fire Department, who then must petition the District Court for you to be included. Once Granted it is recorded and becomes public record.



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

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

**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 wet 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.

July 28 Annual Meeting Of Members
August 18
September 8
October 13

Nov 10
Dec 8 @ 1:30 p.m.
Christmas Party to follow

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

