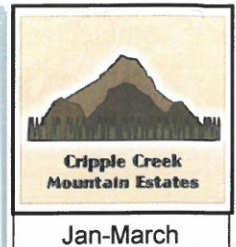


CRIPPLE CREEK MOUNTAIN ESTATES



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

THIS IS A MUST READ

Colorado State Land Board

By: Abe Medina, Recreation Program Manager

It has come to the attention of the Colorado State Land Board that the state trust land located at Rhyolite Mountain is being entered upon and utilized by unauthorized parties.

Of high concern are reports that the property is illegally being used as a dispersed shooting area with the use of tannerite, an exploding target. Tannerite use has been associated with multiple large wildfires in the western United States, resulting in costs of over \$33 million to extinguish these fires.

Please be aware that entry into the Rhyolite Mountain State trust land for any use or purpose, without prior written authorization of the State Land Board is considered trespass by Colorado law (C.R.S. §36-1-121). Furthermore, if the trespass is related to the taking of wildlife by hunting, trapping or fishing, the trespasser may be assessed twenty hunting license suspension points. (C.R.S. §33-6-116) and is at risk of losing hunting and fishing privileges in Colorado.

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.

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

POOL - John has completed replacing the old fixtures with waterproof LED fixtures. The lights will be wired so that two fixtures are on at all times, and the other four fixtures are motion-activated. The new dehumidifier which is temporarily sitting on the floor is working. The unit will be mounted on the wall about five feet above the floor to better remove the moisture from warm air which is at the ceiling level. The old furnaces and dehumidifiers are being removed as time permits.

BATHROOMS - We have had to hire a plumber twice in the last year to clean out the sewage line between the clubhouse and the septic tank at a cost of about \$300.00 each time. Based on the material removed from the sewage line, it is obvious that the main problem originates from the women's bathroom. Please **DO NOT** flush anything other than toilet paper. The last time this happened, the septic system backed sewage up into the showers, toilets and sinks in both bathrooms. This creates health problems and requires power washing the bathrooms to sanitize them, as well as requiring both bathrooms to be shut down.

ACC PROJECT SIGNS - We are currently using only a green sign to indicate approval of an ongoing project. Due to confusion surrounding exactly what kind of work has been approved by the ACC, we are in the process of utilizing at least one different colored sign which would indicate what work has been approved. The different colors would make it easier for property owners driving by the site to ascertain if the current level of the project has been approved by the ACC. Hopefully, this will be finalized sooner than later, and all property owners will be notified of the changes by email.

A SPECIAL THANKS to all property owners for the prompt and informative responses to our email opinion poll regarding the over-sized garage on May Queen. It would be great to see this much interest in what the CCME Board deals with on a monthly basis. Feel free to join us every second Saturday of the month at 9:30 a.m. for the Board meeting. We anticipate and appreciate your continuing to help us in keeping all eyes and ears open to questions which arise and any activity you think has not been approved.

It continues to be a pleasure to serve you.

Bob Wooley

Vice President/Chairman - CCME Architectural Control Committee

Road Classifications for Snow Removal

Teller County has nearly 600 miles of centerline roads, which equates to 1200 miles of travel for our fleet of 23 pieces of snow removal equipment.

Arterial roads and school bus routes receive priority since they are generally the main roads leading to and entering subdivisions. During a snowfall crews will concentrate on these roads.

After the snow has stopped and when arterial roads and bus routes are sufficiently plowed, plows will begin to move to all County roads.

Road Classifications for Snow Removal . The first priority will be to provide in and out access to all County roads. This generally happens within 24 hours AFTER the snow has stopped falling and depending on storm severity.



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)



President
Mark Richwine

Greetings:

A few items that need to be communicated to Property Owners:

Rule Violations: During the fall, there were some issues that were communicated to the owners regarding un-authorized construction of various kinds within the association. This includes outbuildings, fences, tree clearing and excavation on properties. As our weather warms up with spring we will begin to see increased incidences of this nature. Owners are reminded that these activities must be submitted to the POA office for review and approval (before work begins). A green sign is provided to owners for approved projects. As a reminder to the Property Owners, the board and association employees may not see violations of rules. Property Owners are reminded that they are the community eyes and ears. When you as an Property Owner observe a violation of the rules, please contact the office and we will investigate. When the association is made aware of these types of activities, we work to shut them down until proper approvals have been secured. This often leads to having board members and association employees going to the property and placing a "Cease and Desist" sign (Red) and telling contractors they are not authorized to perform work. Please note that owners should be familiar with all CCMEPOA governing documents as **ALL PROPERTY OWNERS**, regardless of how they acquired their property, accepted and are legally obligated to abide by these restrictions as a condition of property ownership. The documents are available in the office or on the POA Website at <http://ccmepoa.com>.

Communications: As the association continues to move into a more proactive mode of communicating, association items of concern such as facility closures, surveys for opinion, fire or animal alerts, and others items of note, will be addressed. We are using e-mail blasts so we can communicate in a cost effective and timely manner. These communications are sent from the property management firm (Dorman Association Management) as directed by the Board. If you have not done so (or if it has changed), please provide your email address to the office. CCMEPOA and Dorman will not use these addresses for non-association matters and will not provide this list to other entities.

Damage to Facilities: We have had another case of plumbing back-ups within the clubhouse. In this case, the back-up was caused by individuals disposing of inappropriate items in the toilets (diapers, sanitary items, paper towels) Much of this is not septic safe and will plug up the drains causing backups of waste. This costs the association both for the plumber and staff in cleaning up and sanitizing the area along with the facilities being shut down for days.

As a reminder, anything other than human waste, or toilet paper should NOT be disposed of in the toilets. There are trash containers in each restroom for such items.

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.

**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.**

| | | |
|----------|------------------------|--------|
| Jan 13 | May 12 | Sept 8 |
| Feb 10 | June 9 | Oct13 |
| March 10 | July 28 Annual Meeting | Nov 10 |
| April 14 | August 18 | Dec 8 |

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*