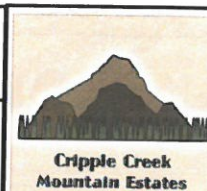


Volume 15 Issue 3

# CRIPPLE CREEK MOUNTAIN ESTATES

## CCMEPOA CLUB HOUSE NEWS



July-September



## HALLOWEEN PARTY

You asked for more social events...we heard you!  
Saturday, October 24 at 6:00 p.m. until 10:00 p.m.  
At the Clubhouse Bring an appetizer to share and **BYOB**  
Costumes encouraged!! This is a simple social event...no  
agenda...no business...  
Come and have some fun with your neighbors!

**PLEASE SIGN UP**

Just so we know how many to expect...

Please Read: from Teller County Commissioners

Teller County has engaged NEO Fiber to prepare a broadband plan with the goal of improving service throughout the county. A first step in the planning is a survey regarding current broadband Internet service. The survey has questions about your broadband use at your HOME. The purpose of the survey is to determine the level of service you currently have at your home, how you use the Internet, what you currently pay, and what is most important to you in regards to high speed Internet service.

Before clicking on the link below to get you to the survey, please follow these instructions:

1. **Help us conduct a speed test.** Please go to <http://maps.co.gov/publicspeed/>. Click begin test and enter the results. This information is helpful to determine what you **actually** are getting in terms of speed at your home. Please conduct the speed test during the time of day that you most frequently use Internet service or bandwidth. This may be at night when kids are doing homework, or on social media sites and when residents stream movies. We want to gather the speed test information during peak times, so please consider doing the speed test during the time you most frequently need or use high speed Internet service.

Write down the results so that you can answer one of the questions in the survey regarding your speed test results. Please also make a note of the date and the time of day that you conducted the speed test.

2. **Determine what you are currently paying for broadband Internet service.** Another question in the survey asks what you are currently paying for your broadband service at your home. Please track down any invoices or service contracts for broadband Internet service prior to clicking on the survey. It will be helpful to have this information on hand while you are completing the survey.

3. **Complete the survey.** Please click on the link below to fill out the survey. Your answers are strictly confidential.  
<https://www.research.net/r/TellerCountyBroadbandHome>

Thank you for your help. We greatly appreciate you taking the time to complete the survey!

## **Before Winter Storms and Extreme Cold**

Before winter approaches, add the following supplies to your emergency kit: Rock salt or more environmentally safe products to melt ice on walkways. Visit the Environmental Protection Agency for a complete list of recommended products.

Sand to improve traction.

Snow shovels and other snow removal equipment.

Sufficient heating fuel. You may become isolated in your home and regular fuel sources may be cut off. Store a good supply of dry, seasoned wood for your fireplace or wood-burning stove.

Adequate clothing and blankets to keep you warm.

Make a Family Communications Plan.

Your family may not be together when disaster strikes, so it is important to know how you will contact one another, how you will get back together and what you will do in case of an emergency. A NOAA Weather Radio broadcasts alerts and warnings directly from the NWS for all hazards. You may also sign up in advance to receive notifications from your local emergency services. Download FEMA's Be Smart. Know Your Alerts and Warnings for a summary of notifications at: [www.ready.gov/prepare](http://www.ready.gov/prepare). Free smart phone apps, such as those available from FEMA and the American Red Cross, provide information about finding shelters, providing first aid, and seeking assistance for recovery. Minimize travel. If travel is necessary, keep a disaster supplies kit in your vehicle. Bring pets/companion animals inside during winter weather. Move other animals or livestock to sheltered areas with non-frozen drinking water.

### **Winterize Your Home**

Winterize your home to extend the life of your fuel supply by insulating walls and attics, caulking and weather-stripping doors and windows, and installing storm windows or covering windows with plastic.

Winterize your house, barn, shed or any other structure that may provide shelter for your family, neighbors, livestock or equipment. Clear rain gutters; repair roof leaks and cut away tree branches that could fall on a house or other structure during a storm.

Maintain heating equipment and chimneys by having them cleaned and inspected every year.

Insulate pipes with insulation or newspapers and plastic and allow faucets to drip a little during cold weather to avoid freezing. Running water, even at a trickle, helps prevent pipes from freezing.

All fuel-burning equipment should be vented to the outside and kept clear.

Keep fire extinguishers on hand, and make sure everyone in your house knows how to use them. House fires pose an additional risk, as more people turn to alternate heating sources without taking the necessary safety precautions.

Learn how to shut off water valves (in case a pipe bursts).

Insulate your home by installing storm windows or covering windows with plastic from the inside to keep cold air out.

Hire a contractor to check the structural ability of the roof to sustain unusually heavy weight from the accumulation of snow - or water, if drains on flat roofs do not work.

### **Know the Terms**

Know the terms used to describe changing winter weather conditions and what actions to take. These terms can be used to determine the timeline and severity of an approaching storm. (Advisory / Watch / Warning). The NWS also issues advisories and warnings for other winter weather, including blizzards, freezes, wind chill, lake effect snow, and dense fog. Be alert to weather reports and tune in for specific guidance when these conditions develop.

**Freezing Rain** - Rain that freezes when it hits the ground, creating a coating of ice on roads, walkways, trees and power lines.

**Sleet** - Rain that turns to ice pellets before reaching the ground. Sleet also causes moisture on roads to freeze and become slippery.

**Wind Chill** - Wind chill is the temperature it "feels like" when you are outside. The NWS provides a Wind chill Chart to show the difference between air temperature and the perceived temperature and the amount of time until frostbite occurs. For more information, visit: [www.nws.noaa.gov/om/windchill](http://www.nws.noaa.gov/om/windchill).

**Winter Weather Advisory** - Winter weather conditions are expected to cause significant inconveniences and may be hazardous. When caution is used, these situations should not be life threatening. The NWS issues a winter weather advisory when conditions are expected to cause significant inconveniences that may be hazardous. If caution is used, these situations should not be life-threatening.

**Winter Storm Watch** - A winter storm is possible in your area. Tune in to NOAA Weather Radio, commercial radio, or television for more information. The NWS issues a winter storm watch when severe winter conditions, such as heavy snow and/or ice, may affect your area but the location and timing are still uncertain. A winter storm watch is issued 12 to 36 hours in advance of a potential severe storm. Tune in to NOAA Weather Radio, local radio, TV, or other news sources for more information. Monitor alerts, check your emergency supplies, and gather any items you may need if you lose power.

**Winter Storm Warning** - A winter storm is occurring or will soon occur in your area.

**Blizzard Warning** - Sustained winds or frequent gusts to 35 miles per hour or greater and considerable amounts of falling or blowing snow (reducing visibility to less than a quarter mile) are expected to prevail for a period of three hours or longer.

**Frost/Freeze Warning** - Below freezing temperatures are expected.

### **Carbon Monoxide**

Caution: Each year, an average of 430 Americans die from unintentional carbon monoxide poisoning, and there are more than 20,000 visits to the emergency room with more than 4,000 hospitalizations. Carbon monoxide-related deaths are highest during colder months. These deaths are likely due to increased use of gas-powered furnaces and alternative heating, cooking, and power sources used inappropriately indoors during power outages.





Mark Richwine  
President  
CCMEPOA

Greetings Association Members:

During the spring and summer of this year, we have made excellent progress on repairing many key amenities of the association. The repair of the pool side men's bathroom has been completed. The project unfortunately took longer than anticipated due to the issues found once the project was started. Safety and size were the main concerns in the bathroom. Similar work will occur in the near future for the ladies bathroom.

The repair of the clubhouse deck is currently in process. When completed the deck will provide additional space for events held at the clubhouse.

Since these tasks have taken the majority of the available maintenance time, other lower priority maintenance tasks have been delayed or referred to outside contractors. Until the project list is cleared this will unfortunately be the case.

A disturbing trend that has been brought to the attention of the Board is an increase in vandalism, destructive behavior, and the general ignoring of long established rules by some owners and guests. These include physical damage, leaving the facility in a mess, and littering. It is occurring within the facility and externally in the association. We have even had cases of someone using a trashcan as a urinal and spitting chewing tobacco on the pool deck and in the pool.

When we can identify the responsible party, we will contact the property owner. Penalty measures will be assessed to include: revoking access, instituting fines; and, as needed, charging the owner for any clean up and/or repairs of the damages.

As members of the community we should all be observant and report any violations and/or destructive behavior to the office.

All property owners are reminded that children under the age of 16 must be accompanied and supervised by an adult.

## **Social Media**

### **A New Sense of Community**

The CCMEPOA has a new Facebook page. Owners and residents will be able to exchange information. You can look for events or post events, you can post beautiful photos of our subdivision. If you have anything to give away, showoff a great new home or something to sell here in the CCME you are welcome to post.

The Facebook page can be found by searching for "Cripple Creek Mountain Estates "on your Facebook account. You must have a Facebook account and like CCME. This is a closed group and will be monitored for family appropriate content.

As a closed group only approved members will be admitted, for now we are limiting membership to residents and family.

We hope social media will help strengthen our community and enhance communications.

The sooner you join, the bigger the group, the better it works.

Gary Birch

CCMEPOA

Continued from page 2

Never use a generator, grill, camp stove or other gasoline, propane, natural gas or charcoal- burning devices inside a home, garage, basement, crawlspace or any partially enclosed area. Locate unit away from doors, windows and vents that could allow carbon monoxide to come indoors. Keep these devices at least 20 feet from doors, windows, and vents.

The primary hazards to avoid when using alternate sources for electricity, heating or cooking are carbon monoxide poisoning, electric shock and fire.

Install carbon monoxide alarms in central locations on every level of your home and outside sleeping areas to provide early warning of accumulating carbon monoxide.

If the carbon monoxide alarm sounds, move quickly to a fresh air location outdoors or by an open window or door.

Call for help from the fresh air location and remain there until emergency personnel arrive to assist you.



## 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**

## 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

The Fall/Winter rain/snow 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.

October 12th, November 14th,

December 12th @ 3:30 p.m.

Follow The Christmas Party @ 4:30

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  
Requested***

