



Cripple Creek Mountain Estate Newsletter

July 2025

3rd quarter

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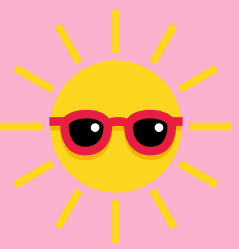
Meet the New Board Member / Bingo update

Still to Come

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Presidents Update

By: Montrell Williams

Our Community, Our Future: A Thank You and a New Chapter

As my term as president of Cripple Creek Mountain Estates board of directors draws to a close, I want to express my sincere gratitude to each of you, our valued property owners. Our bylaws limit the term of office to three years. In July, following the annual membership meeting & election, the board of directors will elect a new president. The past few years have been challenging and rewarding for different reasons. I want to thank the members who were able to participate in the many projects and programs that mark our work since 2022. Those who served on committees, participated on boards and/or assisted in many of our community initiatives. Our contributions have given Cripple Creek Mountain Estates a dynamic and community-oriented property owners association. Over the past three years, our focus has been on improving efficiency, financial health, Wildfire reduction efforts and community engagement.

Here's a few of our achievements. Operational Enhancements:

- Streamlined office processes by developing an official Employee Handbook and implementing Performance Reviews.
- Upgraded Architectural Control Committee (ACC) guidelines and indexed governing documents online for easy access.
- Fire Mitigation of 4 acres of community open space through CUSP
- Established five chartered committees: Architectural Control, Finance, Technology, Events, and Wildfire Mitigation.

Financial Stability:

- Enhanced financial oversight by bringing accounting in-house, which also created local jobs and improved the board's fiscal insights.
- Introduced a Collection Policy and secured more favorable interest-bearing accounts and investment strategies for the Association's Owners Reserves.
- Implemented electronic payment options via QuickBooks for assessments and trash fees, boosting convenience and customer service for CCME owners.
- Made significant progress in collecting outstanding accounts receivable without raising annual assessments in the previous year.

Thanks to the property owners, office staff and my fellow board members for volunteering your time to the community. Wishing the board and community continued success.

Thank you.

Montrell Williams





Architectural Control Committee (ACC) Update

By: Ed Seal

ACC Guideline and Unapproved Construction

We continue to see construction started without ACC approval. Please remember that ACC approval is required for all construction projects in the community.

Additionally, even if the county does not require a permit, you still need the ACC's approval to begin construction. When in doubt, please call the office and ask, or visit our website to access current ACC Guidelines.

Culverts

Each property owner is responsible for maintaining their culvert. Several home owners are not maintaining their culvert correctly, and this significantly damages the road and vehicles passing over the damaged areas.

ACC signs

If you see construction and there is an ACC yellow or green sign, the project has been approved.

Complaints

All complaints must be submitted via our line form (ccmepoa.com) or stop by the office to pick up and complete the form. The office staff will NOT accept verbally shared complaints.

New home builds -Reminder

When submitting new home plans for ACC approval, please provide **one (1)** full set of plans. See the ccmepoa.com website for additional requirements.

Camping Is allowed 2 weeks out of the year on your vacant property.





Treasurer Update

By: Rachel Bilardi



You have heard the term Reserve Study being thrown around, but what is it? What does it mean for you as a home owner in our association? Let me answer these questions:

What is the reserve study?

A reserve study is an effort to determine what funds will be required to maintain our assets over time. The study balances the value of our assets with how much it will likely cost to repair or replace them as the need arises. We keep a reserve fund so that we fix things as they come up, instead of having to delay or put out a special assessment.

Where are the reserve funds?

Right now, the reserve funds are in a couple of places.

- A high-yield money market savings account
- Multiple \$100K CDs, invested on a previously published schedule.

The division there exists because we need to keep reserve funds in a not-so-easy-to-access place, so that we aren't using them for our regular operating budget, but we do want to maintain access to some of the funds in case a maintenance emergency comes up.

Where does my assessment \$\$ go?

This is the fun one! Your assessments are used not only for reserves to maintain our assets, but also to pay for larger improvements like the trash expansion, the event space behind the clubhouse, and resurfacing the tennis court. If you live here and use the amenities like the clubhouse, the pool, and the gym, or you attend events like bingo or the craft fair, your assessments have paid for all of that!

Maintaining all of those spaces, putting on those events, and having a top-notch staff at the clubhouse doesn't just make life out here more pleasant, it increases your property value as well!





Building & Grounds update

By: Ken Blohowiak

Trash garage update-We are working hard to get the Trash building up and running. Due to some issues with the county, we have had to redesign the trash building.

Pickleball/Tennis/Basketball court- The cracks have been fixed and the whole court has been sealed and ready to use.

The Beautification project- continues on. We have the new concrete slab down with a compass and the saying Life is a Journey. This is great addition for parties, weddings or just to sit out on and enjoy the view.

Secretary's Update

By: Charlsie Eijlers

This past quarter the office staff has been working hard on collections. This has been a learning curve since the new laws went into affect. The office staff has also been reorganizing the ACC files, working on the new website and the Newsletter. They are also getting all the information together for the financial Audit.



Call for Leaders on the CCME Wildfire Mitigation Committee

Currently, the Wildfire Mitigation Committee (WMC) consists of 2 members—co-chairs Suzanne Adams and Loren Gollhardt, who have taken the responsibility to plan and organize wildfire mitigation activities here in CCME for the last 4 years.

We have had excellent response from CCME residents who volunteer for chipping days, prepare lunches for chipping crews, donate food for events, and donate money or supplies for events.

What we are lacking is volunteers to join the Wildfire Mitigation Committee and take on leadership roles—to provide organizational support for continued wildfire mitigation efforts in CCME. Except for help formatting our Wildfire Mitigation Newsletter by Emmett Skiles and help from the CCME office staff to coordinate chipping days, Suzanne and Loren have done all the planning and organizing. Two people to plan, organize, and lead all wildfire mitigation efforts within CCME is not sustainable.

We have a vision of a Wildfire Mitigation Committee that meets 2 or 3 times a year to create and evaluate an annual CCME Wildfire Mitigation Action Plan.

We would like to conduct 2 -3 small wildfire mitigation projects per year in addition to chipping days. Essentially, these would be “work days” conducted by CCME wildfire mitigation volunteer crews to help our CCME neighbors mitigate their own property and to mitigate critical CCME common area.

We envision WMC members who take a leadership role for important wildfire mitigation activities. Suzanne and Loren will provide any assistance needed for volunteers to assume these coordinator roles. Free online training classes are available.

- Wildfire Mitigation Volunteer Crew Coordinator**
- Firewood Exchange Program Coordinator**
- Home Wildfire Risk Assessment Coordinator**
- Community Information Session Coordinator**
- Wildfire Mitigation Newsletter Coordinator**



Four Mile Fire and the Teller County Office of Emergency Management have identified CCME as a high-risk subdivision with dangerous fuel conditions both inside and around the subdivision boundaries. The relationships we have developed with these organizations and others over the past four years are important to the ongoing success of our efforts. CCME residents are becoming increasingly aware that wildfire mitigation is important. Besides reducing risk to homes from wildfire damage, wildfire mitigation increases our ability to acquire home insurance. Some insurance companies are denying policies to owners whose property has not been mitigated. In general wildfire mitigation makes our CCME community safer and enhances property values.

Without leadership support from other CCME residents, wildfire mitigation activities in CCME will be limited if not completely lacking in the future.

Wildfire mitigation is the responsibility of each individual property owner in our community, but the effort will not happen without active organization efforts by a committed group of those individuals. Please consider joining and being an active member of the Wildfire Mitigation Committee.

To get more information or to volunteer to help, contact Suzanne Adams at 719-689-2715 or Suzanne.Adams@ucdenver.edu.

Respectfully submitted,

Suzanne Adams and Loren Gollhardt





UP COMING EVENTS

July



July 4- Independence day (office closed)

July 12 - Annual POA Meeting with catered BBQ

July 18- BYOB/BINGO 6:30-8:30

July 25 & 26 Chipping (sign up at office)

School Supply Drive Starts

August

Aug 9 BOD meeting 9:30-?

Aug 22-BYOB/BINGO 6:30-8:30

NO chipping in August

September

Sept 1- Labor day (office closed)

Shelter Pet Drive Starts

Sept 13- BOD meeting 9:30-?

Sept 13 Build your own Pizza Party 12:00

(more to info to come)

Sept 26- BYOB/BINGO 6:30- 8:30

Sept 26 & 27 Last Chipping of the year



The POA Chronicles: The Adventures of CC and ME (Emee)

10:00 p.m. Clock-In & Perimeter Sniff Check

CC and ME emerge from downstairs

One stretch. Two yawns. Show time.

CC: Inspects every office chair for unauthorized scent-marking.

ME: Knocks three pens off desks and chases one under the desks. This is his warm-up.

11:15 p.m. Document Redistribution & Shredding

CC "sorts" incoming ACC requests by dragging them across the floor, leaving scratch marks as editorial notes.

ME delicately shreds any petition that includes:

Wind chimes over 18 inches

Requests to ban cats

Status: Documents reorganized via paw-based filing system.

12:00 a.m. Window Surveillance & Smudge Patrol

CC posts up on the main windowsill, watching for suspicious movement. Mostly flies.

ME practices "security paw taps" on the glass .

Bonus: Nose smudges at nose-height level, like little sticky badges of honor.

1:00 a.m. Desk Inspections

Each office staff desk is carefully reviewed:

Chair cushioning quality: Tested by sleeping on it.

Keyboard warmth: Absorbed. Extensively.

Cup contents: Tasted if left uncovered. (CC once drank half a decaf.)

Sticky notes are eaten. Highlighters are swatted. A memo about leash laws ends up in the recycling bin "accidentally."

2:00 a.m. Security Camera Review (and Staring Contests)

ME sits squarely in front of the office security monitor. Occasionally hisses at her own reflection.

4:30 a.m. Final Sweep

CC and ME double-checks the snack drawer. (Still locked. Unfair.)

5:00 a.m. Disappearance. They vanish. No pawprints. No fur. Just the faint scent of tuna and toner.

The humans arrive by 7:30am, completely unaware of the feline bureaucracy that happened overnight.

Until they find a typed note on the printer tray:

"Mailbox audit failed. See Lot 17. Also: replace cat treats. – POA Night Shift"



CC



Emee (ME)

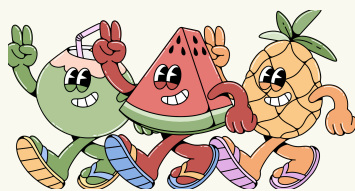
Rest Assure the Cripple Creek Mountain Estates office is being well protected

MEOW

Welcome to our New Board Member

We would like to welcome Erik Blood to the Board of Directors. Erik will be joining the BOD in July. Erik moved to CCME in 2023, before that he lived in Castle Rock. He spent the first 15 years with General Motors in the Cadillac division and the last 20 years were with BMW. The last four years at BMW he was a shop foreman over 40 technicians.

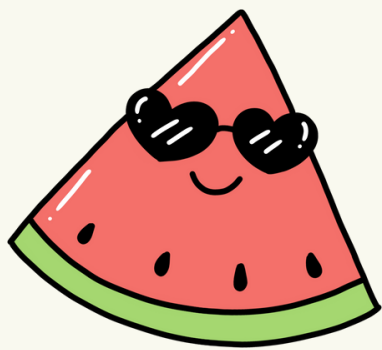
He currently works in Teller County as a Property Appraiser. His skills will make him a huge assest to the CCME community and the ACC board.



BINGO NEWS

We would like to thank Shannon Reyes & Amy Cunningham for their donation of New & Improved BINGO cards; best news no more chips or beans on the floor!!





STILL TO COME FOR 2025

New Website

New Trash Garage

Fall Craft Show

More Activities

STAY TUNED!!

