

CRIPPLE CREEK MOUNTAIN ESTATES NEWSLETTER

April 2025

2nd quarter

President Update

by Montrell Williams

As the first quarter of 2025 comes to a close, many thanks for the volunteer board members, office staff, committee members and community members. Thank you all for your efforts these last few months!

The 2025 Board of Directors focused on governance process involving standardization around ACC complaints, performance reviews, association investments, contract performance and community outreach. This work could not have been done without the involvement of all board members, committee volunteers and office staff.

Most notable accomplishment highlights include: opening of the business center at the clubhouse; execution of the Association investment plan; technology upgrades to the office phone system (VoIP) and implementation of a tuition reimbursement program for Association employees.

With just a few short months until the annual meeting and the next election, I encourage any property owner who wants to participate and make a difference, joining the Board or a committee to help share the work for improving or community.

Montrell Williams

Newsletter Highlights

Presidents Update

Architectural Control Committee

Treasurer's Update

Building & Grounds Update

Secretary's Update

Reminders/Coming Soon

Get to know the Office staff

Why Not Paved Roads?

Think about it

Office Contact Info

Phone: 719-689-2549

Email: ccmepoa@ccmepoa.com

Website: www.ccmepoa.com

Architectural Control Committee (ACC) Updates

By: Ed Seal

ACC Guidelines 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.

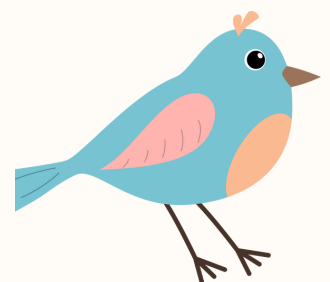
Complaints

ALL complaints must be submitted via our online 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.



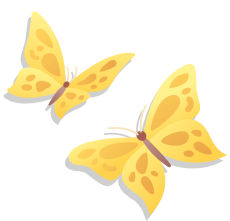


Treasurer Update

By: Rachel Bilardi

Over the last several years, CCME has managed to accumulate a good amount of reserve funding for future costs. For the remainder of this year, and during the first half of 2026, we will be investing those funds in CDs, the first of which was purchased in March 2025. Here's the proposed schedule for those investments and the anticipated dates of maturity:

	Amount	Invested	Matures	Re-invest
1st investment	100k	March '25	December '25	February '26
2rd investment	100k	May '25	February '26	April' 26
3rd investment	100k	July'25	April '26	June '26
4th investment	100k	September '25	June '26	September '26
5th investment	100k	December '25	September '26	December '26





Building & Grounds update

By: Ken Blohowiak

We are working on a project to increase the size of the garage for garbage and install some additional conveniences and security:

- **We will start working on the expansion of the trash in the next couple of months**
- **Additional trash bins to increase capacity.**
- **A future recycling bin to allow residents to recycling since the Victor recycling location closed.**
- **Newer cameras with higher resolution in case of issues arise.**

Secretary's Update

By: Charlsie Eijlers

This quarter the office added the convenience of being able to pay by credit card. The staff can invoice you through email or you can pay when you walk into the office for trash, assessments and other expenses.

The office staff has been working on processing assessments completely in house for the first time since we discontinued our relationship with Dorman last year. They are now working on collections letters.

Please remember to keep your contact information updated when changes occur.



Fire Safety

Teller County **Orange** Flag Warning VS. National Weather Service **Red** Flag Warning

Red Flag Warnings are issued by the National Weather Service when fire dangers are extreme, and a simple spark can cause MAJOR wildfire. **Outside burning of any kind is NOT recommended during Red Flag Warnings and Burn permit will NOT be activated.**

Orange Flag Warnings are issued by the Teller County Sherriff's Office of Emergency Management, and/or the Local Fire Department instead of the National Weather Service. **Burning of any kind is NOT recommend during Orange Flag Warnings and Burn Permits will NOT be activated.**

Both Warnings are issued based on considering the following factors: winds, temperatures, humidity, and fuel moisture.

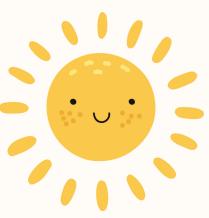
Chipping

Dates: May 23 & 24, June 27 & 28, July 25 & 26,
Aug 22 & 23, and Sept 26 & 27

**Volunteers are needed to help
with the chipping and for
preparing/ serving the chippers
lunch.**

**Call the office at 719-689-2549
or email us at
ccmepoa@ccmepoa.com**





Reminders



April

4/12 BOD meeting 9:30-?
4/25 BYOB/BINGO 6:30-8
4/26 SPRING CRAFT FAIR 11-4

May

5/10 BOD meeting 9:30-?
Paint and Sip
(details to come)
5/16 BYOB/BINGO 6:30-8
Chipping 23 & 24

June

06/14 BOD Meeting 9:30-?
06/20 BYOB/BINGO 6:30-8
Chipping 27 & 28

Coming Soon

July Annual meeting / Election

Updated Website

Updated landscape for the back of Clubhouse

Resurfaced Pickle court/ Tennis Court/ Basketball court

Expanded Trash and Future Recycling

More Activities!!!!





Get to know the CCME Staff



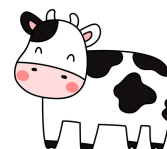
Heather Walk- Office Manager- Heather joined the team in July of 2024. She has lived in CCME for 2 years. She previously worked in the Medical field for 15+ years in both patient care and practice manager. She is a huge animal lover. In her spare time she enjoys traveling, hiking, geocaching, watching AEW and spending time with her husband Matthew, son Justin and their animals.

Lisa Smith- PT Office Assistant- Lisa joined the CCME team May, 2022. Before moving to CCME, she lived NE of Fort Worth, TX where she worked as a legal assistant for the Texas A&M School of Law. She plays the flute with the Woodland Park Wind Symphony & with the Rocky Mountain Chapel Praise team. She has an awesome husband, Rick, and 4 adorable grandchildren.

Karen Garcia- Bookkeeper- Karen joined the CCME office staff in August 2021. After retiring from the City of Colorado Springs, Karen and her husband, Dave (of the rowdy Bingo crowd), moved to CCME in March 2016. Karen's background is in accounting, focusing primarily on auditing and tax compliance. When she isn't busy keeping up with her very active granddaughter, Olivia, she enjoys fishing, hiking, quilting and of course, spending time with family and friends.

Jeff Wernz- Maintenance Manager & Cow Wrangler- Jeff joined CCME in June of 2021. He has worked hard to clean up the club house and keeping the CCME grounds beautiful. He always goes above and beyond to help anyone out. In the summer time you can often find Jeff outside landscaping or chasing the local cows off the CCME property. He is highly known in the cow community and has been known to tick off a couple of bulls from time to time.

MOO



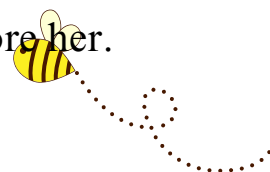
CC and ME (Emee) & their caretaker, Kimber

Environmental Pest Control

CC and ME joined the team in the fall of 2024. Two brothers who started out life in the outdoors. Their daily duties include:

- Mouse Patrol: Ensures the office is free of any mice
- Employee Morale Booster: Delivers purrs and cuddles to stressed employees.
- Quality Control: Inspects all incoming packages for potential catnip content.

In their spare time they enjoy sleeping and keeping Jeff's office chair nice and warm, eating, watching the birds strolling around the office when no one is around and chasing fly's. Kimber volunteer's her time with CC & ME and they adore her.



WHY NOT PAVE CCME ROADS?



- Very costly (think millions)
- Mountain Mutual Water Co. would have difficulty accessing water pipe under the road
- Drivers would more likely drive faster than the **30 mph** posted speed limit
- Causes washouts
- Diminishes the rustic/natural look of our mountain community

THINK ABOUT IT



Have you ever thought about making a difference in your community?? We will be holding our next election for Board of Directors in July. If you are interested in being a member, submit a letter of intent to the office.

Or

Join one of our many committee's we have here at CCME.

**LET'S CONTINUE TO MAKE THIS AN AMAZING
COMMUNITY TO LIVE IN!!**