

ELEVEN-ONE-ELEVEN HOMEOWNERS ASSOCIATION

JULY 2009 NEWSLETTER

WELCOME

Welcome to all of our new residents and homeowners. Western States and the HOA President can assist with parking issues and other items that are important to living in a community that is governed by a homeowners association. See the end of the newsletter for good contact numbers for emergencies, general questions and any assistance that you may require.

Please visit the website for the newsletters and important information regarding the property. www.elevenoneeven.com – For 11-1-11 issues only, www.wsps.net – Go to Clients and then 11-1-11 you can see anything you need for closings, etc.

Please understand that the HOA is a board of elected residents, who work with Western States Property Services who is our management company who works for us. If you negotiate something with the HOA president, please note that is not something that was negotiated with Western States and please contact Regina Johnson to issues that are addressed with the HOA president. Western States holds no obligation to you if you have worked something out with the HOA President to resolve your issues, see contact information below for both parties.

VIDEO CAMERA ACCESS AS PROMISED

The software download directions for application at the back of this newsletter.

With all of the various and multiple activities and situations that are taking place around the property and with so many involved and vocal residents, it is time to empower the residents by giving you access to 8 of the 16 live video camera's that are around the property.

By providing this access you can now monitor (live or real time only) the garages at any time for safety purposes, weather purposes (concerns regarding flooding), etc. This is not to police each other or to "big brother" your neighbors but allow you to have more control and involvement in your homes and no longer rely on the HOA and Western States for updates and action. This will allow you to call the security company or police as well when you see something strange going on from the safety of inside your home. This will help you learn to trust your neighbors, your board and to help relieve some of the worries that have been voiced and expressed to the board.

PLEASE HELP

As the HOA president I am asking every single resident to assist me with the following issues please. The demands, complaints, tattling, arguments and outrageous requests are beginning to take a toll because it presents as a demand that the property and residents need 24 hour policing which is very unrealistic in terms of financial means and personal time. Here is where you can assist:

1) Keep your noise levels down very reasonably at all times, we have had way too many complaints, but please understand it is ok to listen to music, watch TV and have guests over but please make sure these are kept to reasonable sound levels when you are doing this at all times. With windows and doors open for the summer it easily carries and may not appear to be loud but use your discretion.

2) I am asking residents if you require assistance or you are required to be home to complete the project that you ensure you are holding to your appointment times. We have residents who set them and continually cancel or are not home for the project which wastes time and money.

2) Park in your assigned spaces only (not your neighbors or visitor). Parking in the south garage area will be addressed as again as there have been some abusers and residents who feel they have the right to numerous parking spaces or right to park anywhere. This again will entail taking a personal inventory and working with each resident. Stay tuned for date and time.

3) Clean up after your pets at all times, not occasionally this have gotten out of hand with specific residents in buildings 11103, 11105 and 11107. All pets are on a leash at all times and cleaning up waste during every walk. Do not use the line of you are “coming back to get it”! Waste bags will be made available shortly around the property. In the meantime please carry your own bag and use it at all times and properly dispose of it in the dumpsters, not your patio areas or front porches. I will not specifically name the owners of the pets but I have seen you do it and I have had enough residents witness and reveal that it is clearly known who the offenders are.

4) Do not store trash, old appliances, or personal belongings in the garages. See the section on removal of unwanted appliances below.

SIDING AND ROOF UPDATE

As many of you can now visibly see, the property is starting to really look different with majority of the buildings sided and the installation of new sliding glass doors. Please note that there are two buildings left to be re-sided (11113 & 11119), with the anticipation that they should be completed by early fall we should be complete with that project. With all of the wild summer weather (torrential rains, hail, tornados, lightening, etc..) we have not able to pursue the roof and roof repairs as needed but hope to replace at least one roof this year (no assessment), but will still go out to bid with companies for our worse roofs at this time.

EVERYDAY LIVING REMINDERS

Here are some items that I have received several phone calls on over the last two weeks and find it helpful to share with **every resident**. This will tell you where your mailbox, payments, electrical boxes and other items can be addressed by you the resident and not the HOA or a hired vendor.

If you need a gate key please contact me, do not prop or leave gates open please.

1) Summer weather safety:

Please be aware of the weather changes that come with summer, please watch for heavy down pours and hail and please make sure that you keep the HOA and property management aware of any issues.

Make sure that those you who are grilling have your grills moved away from your buildings (two residents have melted the siding) and away from the trees but you are welcome to grill outdoors only.

2) Where is my Circuit Breaker – Inside unit and location outside the building?

Due to several weather problems lately many residents have had to work with Xcel to reset their circuit breakers outside on the building as well as inside. Many residents are aware of where the internal circuit breaker is but no clue where the main circuit breaker is located on the outside of the building. There is a main breaker located on the back of each building by the utility meters in the center. They are not marked clearly by unit so think carefully and observe when you are resetting as you may by accident reset your neighbors. Xcel may not provide assistance in doing this so please note where they are located, take a flash light with you and it may be located near some shrubs but should be accessible to the meters. If you have questions, please call Xcel and then the HOA/Western States if you continue to have some issues.

3) Mailbox keys, Mailbox numbers, & Post office location:

You have to contact the local post office to obtain location and keys for your mailbox if you were not provided these items by the previous owner or landlord. It is the residents' responsibility to pay the fee for the key and locks to the mailbox. The Post office is located at 6th Ave and Peoria in the strip mall on the east side of Peoria. This is the Hoffman Heights Branch.

6) Where do you mail your HOA payments?

Please make sure you mail your payments and any correspondence to: Western States Property Management Company, 9145 E Kenyon Ave, Suite 100, Denver, CO 80237. Payments are due no later than the 10th of each month otherwise an additional \$10 late fee is assessed. Please call Western States to work out late payments (late after the 10th of each month).

8) Internal repairs and upgrades/large trash items or donations:

It is the responsibility and personal discretion of every owner to perform repairs and upgrades to their personal units inside. All internal problems (plumbing, furnaces, hot water heaters, tiling, hardwood floors, appliances, etc) are the responsibility of the owner and does not require any type of permission or notification to the HOA unless it structurally changes the unit and requires an Engineer review. If you are getting rid of mattresses, old appliances, old hot water heaters, please contact Western States to notify them of removal as we have a contact person who will remove for free. It is illegal and we are charged and fined heavily for the removal of these items when they are put in the trash dumpsters.

9) Carbon Monoxide and Smoke Alarms are required items in your units:

If you rent or sell you unit based on the new legislation you will be required to have a Carbon monoxide detector as well as the standard smoke alarms. These detectors can be purchased at Lowes or Home Depot for around \$40-\$50.

DO NOT ADVERTISE WHAT IS IN YOUR CAR. REMOVE ALL VALUABLES (face plates, cd's, coats, clothes, etc...) from your car when you get home every evening. Attached is a form that is required to be submitted to the property management company and subject to approval by the HOA board to have a satellite dish. Many residents have just taken it upon themselves to obtain a satellite dish without the proper permissions of the HOA and the Property management company. This is a requirement and please contact me or Western States if you have questions regarding the rules and regulation to satellite dishes on the property.

If someone is parked in your assigned space, please have them towed, contact TNT towing at 303-780-7754 to have the vehicle towed at the owner's expense. We can now see who is parked in your space via the cameras as well and can easily identify who to tow.

DELINQUENCES

Our HOA dues collections are holding steady but this is causing us to scale back on improvements and repairs around the property since we can't pay the bills. Anyone with a * has begun some type of legal process to collect these funds due to the HOA.

Note that the residents in the legal process are also charged legal fees which increases the amount owed.

Building Number	Amount Owed	Amount Owed	Amount Owed	Amount Owed

11101 – 3 units	\$457.00*	\$5,882.91*	\$592.00*	
11103 – 1 unit	\$2377.85*			
11105 – 1 unit	\$395.00*			
11107 – 1 unit	\$514.00*			
11113 – 3 units	\$3,119.39*	*\$927.00*	\$488.00	
11115 – 1 unit	\$405.25*			
11117 – 3 units	\$1325.00*	\$2279.33*	\$171.00	
11119 – 3 units	\$964.00	\$348.00	\$609.00	
11123 – 4 units	\$1,336.60*	\$5837.43*	\$226.00	\$193.00

CONTACT INFORMATION

Aurora Police Department

Non-emergency Number – 303-627-3100 Emergency - 911

HOA Board Members

Regina Johnson - President – 303-908-4385 Email: reginajohnson@msn.com

Western States Property Services 9145 E Kenyon Ave, Suite 100, Denver, CO 80237

Ina Meyer (Property Management) - 303-745-2220 Email: InaMeyerCMCA@msn.com

Or Christan (Accounting) - 303.745.2220

Custom Security 720-870-0969

JUNE 2009 Monthly Financial Statement

Operating Account:

Beginning Balance:		\$ 9,364.15
Receipts	Operating	\$17,453.39
	Working Cap	
	Reserves:	\$60,917.39
Disbursements:		-\$79,876.61
(Trash, water, security, electricity, siding, doors, etc)		
Ending Balance:		\$ 7,858.32

Note: This form must be completed and returned to Western States prior to the installation of an antenna or dish to:

NOTIFICATION OF INTENT TO INSTALL ANTENNA OR RECEIVER DISH

Architectural Control Committee

Date Received: _____

Eleven One Eleven Condominium Association, Inc.
9145 E Kenyon Avenue, Suite 100
Denver, CO 80237

Phone: (303) 745-2220
Fax: (303) 745-3335

FROM:

Owner's Name : _____ Phone (Home) : ____-____-_____
Mailing Address : 111 ____ E. Alameda Ave # _____ Phone (Work) : ____-____-_____

Date installation is to be performed: _____

Type of satellite dish or antenna to be installed (check any that apply)

- DBS satellite dish 1 meter or smaller (e.g., Dish Network, Direct TV)
- MMDS antenna (wireless cable) 1 meter or smaller (e.g., WANTV)
- Television antenna

Installation will include a mast Yes, No. If yes, total length or height of mast: ____ ft.

Is mast necessary for reception of an acceptable quality signal? Yes, No, Not applicable

Will length of mast extend 12 feet beyond the roof line? Yes, No. If yes, you must complete and submit the Application Form for Approval to Install Mast in Excess of 12 Feet Above Roof and receive approval prior to any installation.

Installation of the dish or antenna will be done by:

- Retailer or service provider; (insert name) _____
- Owner
- Other; (insert name) _____

Describe on a separate, attached sheet of paper the exact location of the dish or antenna and include a diagram or drawing of the exact location and its method of attachment.

Installation cannot be on the siding or roof.

Does installation of the antenna or dish comply with all Association regulations, all manufacturer's specifications and applicable city codes and ordinances? Yes, No. If No, you must request a meeting with the Board of Directors of the Association by calling the Managing Agent at (303) 745-2220 prior to beginning the installation.

I acknowledge that I have read, understand and have complied or will comply at all times with the Association's regulations with respect to the installation of dishes and antennas. I agree to be held liable for any personal injury, property damage or voiding of any warranties that may occur due to the installation of any antenna.

Signature: _____ Date: _____

Signature: _____ Date: _____

Access to view the garage cameras, every resident as long as you have internet access has complete opportunity and same access to view the camera's live at any time.

DOWNLOAD INSTRUCTIONS FOR LIVE VIEWING OF GARAGE CAMERAS

You need to have a computer with internet access – high speed only (dial up will not work)

Go to following website to download the software to view the cameras.

http://www.supercircuits.com/product_resources.aspx

Scroll down towards middle of page and you want to select:

DMR 16 CD-4 – 16 Camera Remote Viewable Digital Video Remote Viewing Software

You want to download the information that says: Remote Viewing Software - 8361.51Kb

Once you have downloaded this your program will create an ICON on your desktop or will be in your Start Programs:

Dual Codec Internet Relative Software (Blue circle looking icon)

Once this opens you will see a circle on the left upper screen titled: JK Viewer

Select this and input the following information:

IP = 75.151.81.1

Port = 8000

ID= manager

PW = 1

Select connect

This should then show you 8 cameras, you can choose the view in the lower left hand single square will be 1 camera at a time, 4 squares will show cameras 1-4 or 5-8, and these are the best views to use.

Cameras 1-4 will be the South Garage cameras

Cameras 5-8 will be the North Garage cameras

To disconnect and exit please select disconnect and then click the X at top of corner to close and the chose icon at the bottom right exit the application.

Please call me at 303-908-4385 if you have questions or issues.

There are additional cameras that can't be seen or revealed to everyone so that there will be no tampering.

This will allow access to view the garages at any time you like, these are live views and will allow you from the comfort of your home to watch your vehicle but remember it is not to be used to police your neighbors, it empowers you as a resident and helps you to watch your vehicle if you chose.