

ELEVEN-ONE-ELEVEN HOMEOWNERS ASSOCIATION

APRIL 2008 NEWSLETTER

WELCOME

Hello and welcome to all of our residents again, now that the weather has warmed up it is nice to see a lot of the residents getting out and observing changes to the property. Please continue to come out and look around the property it is always refreshing and enlightening to hear new ideas.

If you have any questions regarding the property please feel free to contact the HOA or Western States Property Services, the contact information for both are listed below in this newsletter. Please visit the website for the newsletters and important information regarding the property.

www.elevenoneeleven.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.

SIDING & ROOFS

Thank you to all residents for cooperating and assisting in getting the projects off the ground. We all realize that it is never fun to have repairs and new installation going on as it causes a disturbance, but this project is going to benefit every single resident.

Please make sure you are reading your packet and returning your information to the appropriate people. The HOA encourages you to get out and talk to the gentlemen working on the roofs and siding if you have questions, please provide them the appropriate info regarding your windows and siding in regards to issues you have had.

We are hoping to get a couple of representatives from skylight companies to discuss the options with the residents on an upcoming Saturday mid morning on the property, please stay tuned for more details.

For those of you who are not aware, the siding project has started on building 11115. The next building will be 11105, you all will be receiving additional packet information on how the siding is going to work, the repair/replacement of windows if necessary, the replacement of sliding glass doors on the one bedrooms, roofs and skylights (at the expense of the owner).

ALL LOWER PATIOS MUST BE CLEANED AT THIS TIME OR OWNER WILL BE FINED AND YOUR ITEMS WILL BE HAULED AWAY AT YOUR EXPENSE. GRILLS AND LIMITED PATIO FURNITURE WILL BE ALLOWED TO STAY. SUN PORCHES WILL ALSO NEED TO BE CLEANED IF DETERMINED THAT YOUR WINDOWS HAVE REQUIRE REPAIR OR REPLACEMENT.

Again, this work does require the availability of Visitor parking spaces daily, for the residents that are occupying these spots every night and day without permission from the HOA, you run the risk of your car being towed with limited time of notice. Reminder it does cost about \$300 to retrieve your car out of the impound lot, so it's worth contacting the HOA to get a permanent parking space.

SEASONAL REMINDERS – SPRING

Keep noise levels and partying to a minimal noise level at ALL times and stop disrespecting your neighbors. Police will be handling any noise and squabbles by residents from now on to stop the lack of respect that some of the residents show for each other. If you have issues, please contact the HOA president for further details. VISITOR PARKING IS FOR VISITORS NOT RESIDENTS!!!

Reminder, weed control happens every 1st Wednesday of the month. Therefore Wednesday, May 7th, the landscaping company will be out to spray an over the counter spray for weed control. Also note the sprinklers have been turned back on and if any residents is caught destroying or tampering with the sprinklers you will be fined and penalized further by the HOA. Water is money, so do not waste it when watering your plants and other items, remember you're paying for it in your HOA dues.

Please remember that grilling outdoors can be safe, but please make sure your grills are moved away from the buildings. Grilling is not allowed on any 2nd floor unit on the sun porches. We have had damage to the siding and upper units from grills being too close to the building please move your grills out when enjoying outdoor cooking.

Now that everyone is starting to get outside more and enjoy the weather. Please ensure that your children are playing safely and responsible around the property. The trees and flower beds/gardens next to the buildings are not to be climbed or walked through as we have had several destroyed. Fines will be issued to the parents of children caught destroying property. Remember toys, chairs, bikes, etc are not to be left lying around, they are easy targets for theft, or removal to the trash as lawn mowing, siding, and roofing work will be occurring and if these items are left in the way the contractors have been instructed that they can remove them as they see fit.

Stairwells and garages are not play areas for children and warnings will be issued as well to the parents of these children. AGAIN it can't be stressed enough, please ensure that all grills, chairs, toys, scooters, etc. that occupy the courtyards are being put away daily abusing this rule will carry a \$50.00 for the first offense. **Any items that are left lying around the courtyard daily will be thrown in the dumpsters.** REMOVE VALUABLES FROM YOUR CARS DAILY/NIGHTLY, do not invite unwanted visitors to vandalize your vehicles. If you have car vandalism issues or thefts, please contact Custom Security and the Aurora Police.

DELINQUENCES – INCREASE IN HOA DUES?

Payment HOA dues are very poor, every resident in here is tasked to be a responsible resident and pay your bills. Anyone with a * has heard from the attorney's, or has been in court and/or is being garnished additional amounts each month but this is a slow process just like paying a mortgage or credit card debt. Eventually these delinquencies do lead to foreclosures but that takes months under the legal process. This is leading to a serious review of the budget which may entail for further maintenance outside of roofs, siding, railing, doors and windows, the increase in HOA dues for daily and normal maintenance, you each need to talk and assist each other if you are struggling to pay HOA dues, it is jeopardizing every resident now.

Building Number	Amount Owed	Amount Owed	Amount Owed	Amount Owed
11101 – 2 units	\$5,404.64*	\$572.00*		
11103 – 1 unit	\$12,830.85*			
11105 – 2 units	\$1019.54	\$203.00		
11107 – 2 units	\$511.00	\$709.00*		
11109 – 2 units	\$3,444.65*	\$1,008.00*		
11113 – 1 unit	\$498.54			
11117 – 3 units	\$5,204.15*	\$1,939.53	\$5325.10	

11123 –2 units	\$2,760.85.00*	\$1,079.00		

**** Currently pursuing legal action to collect what is owed to the Association. Amounts are as of March 31, 2008.**

GENERAL PROPERTY REMINDERS

1. **Noise issues:** Just a reminder, especially with it being a warm fall, many people like to be outside and many residents like to have guests over and their windows open. Please be courteous and understanding of your neighbors. 2 bedroom unit owners, please remember that someone lives below you and can hear you walk, run, etc on the floor which is their ceiling. Keep your conversations, music, and noise levels to a very reasonable noise level. Remember we have all kinds of professionals who live in the complex meaning that someone is home at all times and they may be working or sleeping during the day, evening or night hours. WE have one very rude resident who persists on causing grief to the surrounding neighbors and due to numerous fines and lack of response from this resident the legal process to start collections and foreclosure threats to the unit has begun, so please take this very seriously.

2. **Security companies responsibilities and hours:** Custom Security is who you need to contact at **720-870-0969** for noise issues, vandalism issues, domestic issues, or any type of criminal activity around the complex. Custom Security is available from 7:00 p.m. until 5:00 a.m. daily, if you have issues from 5:00 a.m. – 7:00 p.m., please contact the Aurora police. Please contact them for the vandalism issues at any time. **Turn on your porch lights it helps with safety around the property.**

3. **Unwanted household items and appliances:** As many residents have started spring cleaning or the removal of unwanted appliances and furniture, please remember that you should really make arrangements to have those items picked up by a junk removal or hauling company, not the trash company. I have seen furniture, computer monitors, and microwaves and TVs in the dumpsters, just so you know, if you are caught putting those items in the dumpsters, we are going to pass along the fee that is charged to the HOA for removing large or inappropriate items.

GET INVOLVED – BOARD POSITIONS AVAILABLE

We have had a lot of new residents on the property and there a couple of positions available on the board so if you would like to take part in what happens monthly on the property, we encourage you to join the board. If you are interested, please contact Ina at Western States Property Services. We lost additional board members at the annual meeting and would like some of the residents who always share some of the great ideas and suggestions to the HOA president to join the board.

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

MARCH FINANCIAL OVERVIEW

The following is a quick overview of our monthly financial statement. If you have further questions please feel free to contact a board member or Western States Property Management for more information.

Beginning Balance – Operating accounts as of March 1, 2008	\$18,360.31
Receipts (HOA dues, parking fees)	\$20,025.00
Transfer from Reserves	\$9,150.00
Disbursements (insurance, electricity, trash, water, lawn, legal, etc.)	-\$(29,027.61)
Ending Balance – Operating accounts as of March 31, 2007	\$ 18,453.70
RESERVES :	\$8,465.19