

ELEVEN-ONE-ELEVEN HOMEOWNERS ASSOCIATION

AUGUST 2008 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.

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.

SMILE YOU'RE on CANDID CAMERA

Just a heads up and note for our residents, guests and unwanted visitors we are working ensuring that no illegal activity, vandalism and unacceptable behavior is taking place on the property, as the HOA president I am currently working with the security firm and the Aurora Police Department to put an end to some of the issues we experience around the property daily. I am working so that legal action can be taken for our continuous abusers of the rules and regulations, so this is your official written warning, stop the activities.

HELP IS ON THE WAY- UPDATE TO THE RAINFALL PROBLEMS

You are not alone and you are not being ignored. Please contact your HOA President Regina Johnson @ 303-908-4385 if you have any problems, questions or issues. It is very hard to provide instant gratification for acts of nature and years of disrepair, so please work with me to help you but understand that this is not an excuse but it takes time.

As the president of the HOA, I would like to personally take the time and apologize to every resident who has contacted me or Western States of the last 6 days in regards the problems due to all of the rain.

We are quite aware and addressing your issues in regards to the leaks, the flooding, electrical outages and all of the problems you are having due to the unusual amount of rainfall we have had in a short timeframe.

Just to let you know, you as a resident/homeowner are special, you are not ignored with your problems especially since you have been provided 24 hour access to your HOA president, and many don't hesitate to call or bring me out in the wee AM hours. Yes you do pay your dues to have your property maintained to your expectations and standards and we are working as a community, board and good neighbor to do so.

We do realize that this is weather has caused a huge problem from the past to resurface, we have known that our old shake shingle roofs were going to present a problem if we experienced hail or torrential rainfall, which we unfortunately we had the last 6 days, which has brought much pain directly to you as a homeowner/resident. One reminder to all 2 bedroom owners/residents, please close your Sun Porch windows during rainstorms as it also causes damage to the units below when you allow water to come into your sun porch, many people are experiencing leaks on their porches but I have also noticed many have left their windows open during the storms and then expect us to repair your damage, you are responsible for any repairs when it comes to that.

Please know that every issue is being addressed and corrected as quickly as possible, personally by myself and Western States, in cooperation with the vendors and business we need to correct the problems. We should be able to start getting to the problems now that the rain has subsided for a few day, please note and I ask each of you try and be patient with us as we are trying to get everything resolved as quickly as possible but unfortunately this is lot of physical labor that requires safety for all parties involved and timing to be in place for their availability, we are not the only customer to these companies.

We have started replacing the pumps in the garages to prevent future flooding, we also had the drains re-cleaned and snaked, and we will reclean the garages in the upcoming days. We have an electrician working on the electrical (water log issues) in the south courtyards and garages. (Special thank you to Brandon for helping me trouble shoot that). The roofs and siding issues have been identified and we are working over the next several weeks to correct, unfortunately it takes manpower, time, good weather and money to fix all of these problems all of which take time to coordinate and make sure we are correcting the problem, not masking the problem. Please contact me if you are having issues and feel that I have ignored your calls or requests. We just have to get the weather to cooperate, and the appropriate materials, research and time, so I do understand your urgency and we have spent the weekends addressing these items, please remember it is happening all over the city and it takes a little time to get the appropriate people to our location and all of that. Again if you have timing issues or feel that you are being overlooked in regards to your issues, please contact so that we can review the logistics of the issue and provide a satisfactory answer to you.

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.

Building Number	Amount Owed	Amount Owed	Amount Owed	Amount Owed
11101 – 2 units	\$4,973.73*	\$361.00		
11103 – 1 unit	\$406.00			
11105 – 3 units	\$763.54*	\$213.00	\$61.00	
11107 – 1 unit	\$595.00			
11109 – 2 units	\$2,039.10*	\$1,961.00*		
11113 – 2 units	\$1,473.54*	\$253.00		
11115 – 1 unit	\$997.25*			
11117 – 2 units	\$5,346.08*	\$1,396.53*		
11123 –1 unit	\$4,534.65*			

*** Currently pursuing legal action to collect what is owed to the Association. Amounts are as of July 31, 2008. Legal action means it now is gone to an attorney and the resident will also be paying for these attorney fees as well as the amount they are behind on.**

SKYLIGHTS

If you are still interested in purchasing skylights or would like more information please contact Ian Schneider, Solar Green @ 303-295-7652. You will be notified when your building will be re-roofed and can plan accordingly.

SEASONAL REMINDERS – SUMMER

We are to the tail end of summer but please keep these items in mind as the warm weather will return for a while longer and these items still apply.

For those who like to do a little extra watering of plants, please follow the water guidelines, do not water between the hours of 8 am – 6 p.m. Keep watering time to minimal of 15-20 minutes at a time please. 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. The water bill for the month of June was \$5,000.

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.

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.**

GET INVOLVED – THE PRESIDENT NEEDS HELP

Since I am spending so much time during the late night hours assisting residents who have issues and have some great suggestions, I am reaching out to some of you to considering joining the board and assisting me in handling some of these situations. As the HOA president, I get about 3 calls minimum daily from residents who offer great opinions, ideas and suggestions or criticism that as the board president, I would encourage you to join the board and make a difference and understand the details of the suggestions, ideas and opinions that are offered and where they go. If you are interested, please contact Ina at Western States Property Services. Being on the board doesn't entail a lot of work for most, it is all volunteer, it does not entitle you to free HOA dues, but it is good experience and a great way to understand, help and meet your neighbors. Please think about it. If you are interested please contact Ina Meyer or Regina Johnson.

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