

# **ELEVEN-ONE-ELEVEN HOMEOWNERS ASSOCIATION**

## **JANUARY 2008 NEWSLETTER**

### **WELCOME AND HAPPY NEW YEAR**

Welcome to all new residents and Happy New Year to all residents. As always 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. This newsletter consists of 5 pages, please make sure you review the entire newsletter for important information. Future newsletters will be posted on the web page for review and all residents and homeowners will be able to access and read, this will save on postage and paper. Please visit the website for the February 2008 newsletter next month.

[www.elevenoneeleven.com](http://www.elevenoneeleven.com) – For 11-1-11 issues only

[www.wsps.net](http://www.wsps.net) – Go to Clients and then 11-1-11 you can see anything you need for closings, etc...

### **VEHICLE TOWING – SUNDAY – JANUARY 27, 2008**

There are several residents who continue to take advantage and show a lack of courtesy for the other residents by continuing to park in the visitor parking spaces or other resident's spaces without permission for the individual resident or the HOA.

For those residents who are not happy with their current parking spaces, call Regina and we'll see if we can work out better parking accommodations. Since many residents are experiencing severe door dings, and defacing of your car, and contact me I am willing to try and work with anyone I can but can't fulfill promises that your parking neighbors will always be kind and careful. Please contact me immediately as the parking concessions will be changing or going back to strictly parking in your deeded only spaces. For those who have requested special spaces or extra spaces this inventory will be noted and passed on to the board for future towing instructions and records. Parking violations in the upcoming months will result in towing of vehicles at the owners expense.

The owners of the following vehicles need to contact Regina Johnson at 303-908-4385 to work out new parking arrangements or they will be towed by TNT towing this Sunday. This does not mean move them to another visitor parking space, the Wentworth parking lot or an assigned parking space without permission. If you have long-term guests who are around for longer than 24 hour periods then contact me as I have a better parking solution for them as well as we need visitor parking.

**South side visitor parking** – Dodge Neon, Chevrolet – red,

**Middle visitor parking** – Green/Gray Toyota Corolla (missing driver side window)

**North side visitor parking** – Same residents who I have left notes for, stop using visitor parking please.

### **UPDATE ON SIDING**

We are pretty much are in a tie between two colors with the new siding the colors are: Monterey Beige, Platinum Gray (located in the middle of the samples, which is similar to the current siding color now)

It is very sad to say that not even 1/3 of the residents voted for a color (less than 30 people). The tie will be broken by the board members and a couple of new residents who will be entitled to vote within the next few days and will announce the final decision shortly along with further information on when we expect the residing project to begin.

If you need more financial detail, history, updates, etc regarding the siding issues. Please feel free to contact Regina Johnson at 303-908-4385 or Ina Meyer at 303-745-2220.

### **SECURITY UPDATE**

I apologize as the president of the HOA for the recent security issues and sympathize with any resident who has been affected, I too have felt that pain and am working on new solutions but I need your help as well.

The HOA has been quite aware of the issues with car vandalism's as of late. We currently are looking into a new option that several residents have asked about for months and months, however again I am going to give the same story, financially we lack the money to provide a better solution, While on vacation, I had a very long talk with the security company (Custom Security) as I was contacted several times by residents who were having issues. I have pinpointed and noted that the break-ins' occur usually around 2-6 a.m. The cars are being cased and inspected during the day which makes the police and security company's question whether these incidents are related to someone very close the property. The HOA is currently working with an additional security resource for a new solution to try and deter these thieves. In the meantime, again remove all valuables at all times, try to make your cars less appealing. Alarms and clubs seem to be good ways of scaring off would be thieves. Do not advertise the contents of your vehicle also. If you have questions regarding the new possible security measures, you are welcome to contact the HOA.

### **WESTERN STATES PROPERTY SERVICES HAS MOVED**

Please make a personal note that our property management company has moved. You should have received your new coupon payment books and should reflect the new address. Please all correspondence, payments, questions, issues should be sent to: Western States Property Services, 9145 E Kenyon Ave, Suite 100, Denver, CO 80237. Phone number remains the same: 303-745-2220.

### **ROOFING UPDATES**

We would like to continue on with the roofing project as well over the next 3 or 4 months however, please look at the delinquencies and understand why we can't go on with the next two roofs for buildings 11101 (\$13,306) and 11123 (\$25,000). No money, no roofs. Legally we are going after all residents who more than 3 months delinquent but collection is a slow and painful process.

### **WINTER WEATHER REMINDERS**

Every resident is welcome to assist with keeping the property safe with snow and ice, there are trash cans located by each stairwell that are filled with ice melt as the weather starts to change, at any time if you feel that it is dangerous to go down the stairs, please feel free to use the ice melt on the stairs and driveways at any time. Scoops will be in each trash can. These trash cans are not meant to be used for trash, like several guests and residents continue to use them for. **Snow removal: Our contract calls for snow to be shoveled when at least 2 inches has accumulated. Drive ways will be plowed as well. Please remember that if you demand that snow be shoveled continuously then it costs us extra which is extra money out of your pocket that can't be used for other projects. Be patient on snow removal and it will be done, if you**

experience problems please contact me at 303-908-4385 and we will discuss further. Snow removal is averaging about \$450 - \$650 an incident, more for larger snow amounts.

Just because there is snow on the ground does not give any pet owner the right to leave their dog waste there and be buried by the snow, please make sure you carry a bag at all times and clean up after your dogs. See the following notes regarding the harm of leaving waste sitting around the property. Again we will fine residents who continually abuse this. I have watched several residents not clean up after their dogs when walking them.

**DELINQUENCES – EMBARRASING**

Our HOA dues collections are slipping badly. Exactly 62 homeowners paid their dues in December, so 30 homeowners did not pay their dues, which means we can't do the following: NO ROOFS, NO NEW SECURITY Camera's, NO CONCRETE OR RAILING WORK, ETC... 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 – 4 units	\$3,621.82*	\$2,808.90*	\$5,436.55.55*	\$393.00
11103 – 1 unit	\$13,087.30*			
11105 – 3 units	\$349.54*	\$81.00	\$396.00*	
11107 – 3 units	\$193.00	\$565.00*	\$184.00	
11109 – 3 units	\$3,198.80*	\$669.00*	\$217.00	
11113 – 3 units	\$2,073.00*	\$4,035.27*	\$504.70	
11115 – 2 units	\$1,184.00*	\$193.00		
11117 – 3 units	\$4,746.10*	\$4,676.68*	\$2,279.03	
11119 – 2 units	\$912.00*	\$87.58		
11123 – 3 units	\$1808.50*	\$644.00*	\$386.00	\$208.00

\*\* Currently pursuing legal action to collect what is owed to the Association. Amounts are as of December 1, 2007.

**FORECLOSURES**

I thought it would be good to update you on the number of foreclosures to the property that are a result of delinquencies and are driving the prices of units down. As of the month of December there are 2 1 bedroom units and 4 2 bedroom units.

## **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.
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. **Plumbing, Water Heaters, Furnace issues & Dryer Vent problems:** Unfortunately there have been several issues with these items in units, remember these units were built in the early 80's, so it is time for maintenance and repair nothing lasts forever, you get out of your investment (home) what you put into it. If you have problems with these items please contact me at 303-908-4385 and I can give you contact information for some reliable repair people who have been recommended to me by other homeowners. Keep your units at the appropriate temps (60 degrees or above) to avoid frozen pipes and leaks.
4. **Satellite Dishes:** Please make sure that you are contacting Western States Property Services (303-745-2220) for an approval and notification letter that you are getting a satellite dish installed. You must have approval by the HOA to install a satellite dish and we would strongly recommend that you understand the rules to mount and maintain your satellite dish on the property. **Just a note to all residents with a working satellite dish, it will need to be removed and remounted when the re-siding project starts, it will be your responsibility to contact your provider and work out the details to have your dish correctly mounted and repositioned.** Dishes should not be attached to the current siding, however many installers have done that and please contact me (HOA President – Regina Johnson – 303-908-4385) if you have that problem.

## **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. Note that April is the time for new elections and there will be several positions on the board that will be available. Please consider as the property needs to new involvement and ideas, some of your complaints may be great solutions for the new/existing board members.

**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**

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**DECEMBER 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 December 1, 2007	\$7,469.12
Receipts (HOA dues, parking fees)	\$17,615.77
Disbursements (insurance, electricity, trash, water, lawn, legal, etc.)	-\$(17,395.31)
Ending Balance – Operating accounts as of October 31, 2007	\$ 7,697.15
RESERVES Transfer:	\$40,000.00