

ELEVEN-ONE-ELEVEN HOMEOWNERS ASSOCIATION

JANUARY 2009 NEWSLETTER

SAFETY ALERT- PROTECT YOUR VALUABLES & HOME

The Aurora Police, Western States, and the 11-1-11 HOA Board would like to inform every single resident (owners and renters) to please make sure you are protecting yourself and valuables in homes and cars. Unfortunately on Thursday, January 8, 2009, one of the residents experienced a burglary in their home during the broad daylight hours. The Aurora police, our neighborhood crime office, the security company were quickly contacted but it was too late. We have been informed that there are rash of burglaries going on since Christmas in the area, so unfortunately it is happening but we need to take the appropriate measures to ensure our property and homes are safe. Communicate this with residents who throw this away, please we need your help and want you all to be safe. This is happening all around so please help to fight this in our community.

However, I would like to state that this burglary seems to point toward a close to home experience around the property, yes it is someone who is familiar with the property and the residents. If anyone witnessed the removal of property from a residence this week, please contact the Aurora Police Department, Western States, and myself immediately. The appropriate legal action will take place immediately if we can determine who is doing this. This was an absolutely disgusting and frightening experience that should not take place among neighbors and in our community, so please lets work together to ensure it doesn't happen to others. Based on our neighborhood watch officer and the Aurora Police department these crimes are on the rise due to the hard economic times. **Make sure your homeowners and renters insurance is current.** So we are asking that everyone please take the following pre-cautionary measures at all times.

- Please ensure that you have the appropriate locks on all doors and windows. These items can be purchased at Home Depot and Lowes or any hardware store, yes additional window locks for the lower units for your front windows. Keep your doors and windows locked at all times and please purchase the extra locks for your windows the \$5 plus dollars save your valuables.
- Please turn on your porch lights, this will help during the late hours and help with more safety and expose anyone who is tending to case the property for valuables. The extra lightening will help, yes I realize this is part of your utility bill but comes to about 5 cents a day, it worth your safety and valuables don't you think. Turn on porch lights, front and back.
- Lock your car doors, trunks, windows and home at all times, keep your keys handy when entering your unit, and please pay attention to your surroundings at all times.
- Question strangers and what they can be looking for on the property. There currently are no contractors except for snow removal who should be on the property, so if you someone is telling you they are there to work on something, please ask and contact Western States and Regina Johnson immediately for verification. See contact information for emails and numbers of these entities.
- Keep all of the gates closed and locked. For those residents who continually prop the gates open and don't lock them properly behind yourself when using them, then you will be fined. If you require a gate key contact Regina Johnson or Western States for gate keys.

EVERYDAY 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.

Parking abuse (use of visitor parking spaces by residents and parking in other people's deeded spaces) will cease immediately. This will be resolved later in January. This matter will be resolved no later than March, since as of April there will no longer be any special accommodations, passes and freebies on parking abuse by residents, you may be forced to go back to a space that doesn't quite meet your standards if you do not cooperate with myself (HOA president) in resolving these problems.

1) Winter weather safety:

Please again remove hoses daily if you chose to water do not leave them on during the cold temperatures.

Reminder to all residents, ice melt trash cans have been placed around the property for your personal safety and for your personal use and assistance. You are welcome to spread ice melt for your own personal safety around the stair wells during ice and snow storms however please be conservative and note that the snow removal company will spread ice melt when they shovel. They are contracted to shovel after 1 ½" of snow has fallen or if it is a heavy storm or blizzard they will shovel after the storm has stopped. This will help to conserve funds. Please do not place trash in the ice melt trash cans and please do not leave the tops open, if you do and ruin the ice melt it costs us money, not our friends, it is our money wasted. Thank you for keeping these clean.

Please check your furnaces, hot water heaters and internal pipes at least once month since you are responsible for water damage to your neighbors next to you or below you. Make sure that if you do have leak or experience issues with your appliances that you can be contacted immediately to resolve the problems.

2) Pets – Walking & Cleanup

Since many residents have dogs, it is imperative that the residents in building 11103, 11105, 11115, & 11117, who walk their dogs on the west side and north side of the property (back of property) carry bags at all times and clean up after your dogs. **Many have ignored this newsletter and this warning. You will now be individually warned and then fined.** It no longer matters the size of the pet, no matter how small or how big, this is rude and disgusting and uncalled for by any pet owner and resident. I will also be in contact with the Aurora Animal Control to report residents who are currently not taking care of their pets appropriately and allowing them to continue produce waste and not clean up after them making it a health hazard for both owner and pet.

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

Due to several 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. The HOA does not have permission since a mailbox is a Federal property. 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 Delmar Branch.

4) **Parking space(s)**

If you have purchased your unit, it should be on your deed and if you have a problem with your parking space please contact Western States or the HOA property management company. Visitor spaces are for your guests, not you or your neighbors. DO NOT ALLOW YOUR VISTORS TO PARKING IN RESERVED SPACES

5) **Where do you mail your HOA payments?**

You should have received your coupon book in the mail for 2009. If you lose your coupon book or ever have issues 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.

6) **Satellite Dishes & Cable Televisions:**

You have every right to either selection of your preference. If you select dish, you must get a form and approval from Western States as there are rules and regulations of the HOA. The form can be requested from Western States or can be downloaded from the website: www.elevenoneeleven.com

7) **Internal repairs and upgrades:**

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.

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

DELINQUENCES – INCREASE IN HOA DUES

Based on the tough economic times for everyone, the HOA Board made some serious budget cuts (security, pest control, some new xeriscape options, etc..) to assist in not increasing the dues. I am now encouraging every single homeowner and resident to attend the Annual Homeowners meeting in April to understand the upcoming increase of dues by 5-10% in 2010. Please make sure you review the December Financial review to see what we take collect and spend monthly on daily operations/upkeep of the property if you have questions, please feel free to contact Regina Johnson.

Building Number	Amount Owed	Amount Owed	Amount Owed	Amount Owed
11101 – 3 units	\$4,864.44*	\$407.00*	\$197.00	
11103 – 1 unit	\$525.00*			
11105 – 2 units	\$213.54*	\$175.60		
11107 – 1 unit	\$530.00			
11109 – 1 unit	\$1801.44*			
11113 – 3 units	\$2,398.09*	\$266.00	\$293.00	
11115 – 3 units	\$533.25*	\$171.00	\$522.00*	
11117 – 3 units	\$93.00	\$743.53*	\$171.00	
11119 –3 units	\$396.00*	\$50.00	\$213.00	
11123 –4 units	\$5,022.79	\$208.00	\$57.60	\$218.00

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

DECEMBER FINANCIAL OVERVIEW

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

Beginning Balance – Operating accounts as of October 1, 2008	\$-2088.53
Receipts (HOA dues, parking fees)	\$20,648.85
Transfer from Reserves	\$41,580.00
Disbursements: (insurance, electricity, trash, water, lawn, legal, repairs)	-\$(58,257.27)
Ending Balance – Operating accounts as of October 31, 2008	\$ -1,883.58