

ELEVEN-ONE-ELEVEN HOMEOWNERS ASSOCIATION

JULY 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.

WHAT'S NEW?

We have so many new residents and new projects going on around the property so its time for a thorough update.

Where is the money going and why? If you have questions, please contact the HOA President.

1) **Safety First:** Please be aware of your surroundings at all times, therefore we work hard to ensure that lights are always functioning, security is around, therefore to assist, please ensure that you are turning on your porch lights and when entering the garages please ensure your are aware of what's going on, speed limits in the garage are 5 MPH. Report any lights that are burnt out to the HOA.

1) **Siding and roofs:** We have successfully sided 3 buildings and starting on the 4th. If you note these buildings have gotten new roofs, windows inspected and repositioned if needed, new rails and of course for the lower levels there are new sliding glass doors that hopefully are a dramatic improvement over what is currently there. For all of the complaints that I hear are happening in regards to these improvements I encourage every single resident who has an issue with the work on the property to call me and discuss personally, Regina Johnson 303-908-4385.

2) **Pet Owners:** Welcome to our new pet owners, we don't mind pets as long as you follow the rules of having a pet around the property. First and foremost please carry a bag at all times to pick up your dog waste. As we are always walking around the property with our contractors and other guests, it is highly embarrassing, disgusting and frustrating to step in dog waste. As the HOA president I am putting my foot down for the dog owners who are not cleaning up after their dogs, I have personally stepped in dog waste around buildings 11103, 11105, 11107, 11117, 11119 and 11123. Clean it up when it occurs or get a \$50 fine and a personal phone call and visit from your HOA president, I do know which dogs and owners are my offenders. Please help me help you otherwise there will be very drastic measures regarding pets.

3) **Pest Control:** The HOA has agreed and decided to take the initiative to try and get the pest and rodent issue under control. Therefore, please do not disturb the traps and we hope this a very proactive measure so that you don't experience rodent issues inside your individual homes where it becomes your issue to control and pay for, please be careful while this goes on around the property it will continue on through at least the end of the year to try and get a good grasp on this problem. Stop leaving trash in the garages and by the dumpsters which are huge invites for pests and rodents.

3) **Smile your on Candid Cameras:** For the residents, the guests, the thieves and the vandals we have a way to watch your activity in the garages at any time. For those residents who have been dumping their trash in the garages you will be fined as we now know who it is. For all other

activities, we too now have ways to track thieves and vandals, all ways to improve and make the property better. So please continue to remove all valuables and items from cars, do not make it inviting for thieves to take your items.

4) **Noise:** Noise, no more warnings, 1st time you get the security company, second time you get the Aurora Police department. After 10:00 p.m on weeknights and after 11:30 p.m are not reasonable hours for any noise. Remember you share walls and ceilings so you are not the only person in the complex, so noise, conversations carry in the summer with open windows, please comply with the rules.

7) **Satellite Dishes:** You must have permission to have a satellite dish, if you did not get a letter from Western States and the HOA granting you permission to install a dish, it may be permanently removed when the siding is done to your building, please contact Western States for a permission form.

8) Patios must be kept clean and presentable, resident who is not keeping their patios clean will also be fined. **ARRANGE FOR THE REMOVAL OR FURNITURE, APPLIANCES OR LARGE ITEMS, the HOA DOES NOT PAY FOR THIS.**

9) Watch your kids at all times: Every single parent must monitor and watch their kids when they are playing on the property, there are too many factors that can happen if you do not monitor your children they are not the HOA's responsibility or your neighbors.

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

Reminder, weed control happens every 1st Wednesday of the month. The sprinklers have been working for about a month now and if any residents are caught destroying or tampering with the sprinklers you will be fined and penalized further by the HOA.

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 a.m – 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.**

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	\$4,845.61*	\$351.00		
11103 – 1 units	\$203.00			
11105 – 2 units	\$575.54*	*406.00		
11107 – 1 unit	\$392.00			
11109 – 2 units	\$2,290.64*	\$1,650.00*		
11113 – 2 units	\$1,156.54*	\$171.00		
11115 – 2 units	\$1,384.24*	\$342.00		
11117 – 3 units	\$6,093.10*	\$5,346.08*	\$1,155.53*	
11123 –1 unit	\$3,943.65*			

* Currently pursuing legal action to collect what is owed to the Association. Amounts are as of June 30, 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.

GET INVOLVED – BOARD POSITIONS AVAILABLE

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. 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. 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

JUNE 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 June 1, 2008	\$-656.17
Receipts (HOA dues, parking fees)	\$22,775.51
Disbursements (insurance, electricity, trash, water, lawn, legal, etc.)	-\$(78,081.34)
Ending Balance – Operating accounts as of October 31, 2007	\$ 2,446.46
RESERVES :	\$47,305.52