

ELEVEN-ONE-ELEVEN HOMEOWNERS ASSOCIATION

JUNE 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.

RESIDENT/HOMEOWNER RESPONSIBILITIES

Many of you have forgotten why you moved into a condominium complex, the reason most moved in was they didn't want the responsibilities of maintaining a house. Therefore every single resident who lives in 11-1-11 condos must now step up and follow the rules of bylaws of the property. If you need a copy, please contact Western States Property services or the HOA (see contact section).

Because of abuse of the rules and lack of respect for others, the rules will start to be strictly enforced with fines and legal actions.

1) Pay your rent, mortgage and HOA dues on time. Many of you want a lot of property improvements but don't pay on time, or at all and have a laundry list of requests. It is not your neighbors' responsibility to carry your dead weight. You pay timely and we can continue to improve our property and the value, and hopefully make some more improvements. See the delinquency report it is very embarrassing. HOA dues will most likely increase in the upcoming months due to lack of operating funds.

2) Anyone who parks in a space that is not assigned to them, even for 30 minutes will be towed. If you are not authorized to park in a visitor space or someone else's deeded space by myself the HOA president, you will be towed. We will not put warnings on your vehicle anymore, we will not go around and knock on doors to ask someone to move their car, it will be towed by A-Dynamite Towing at 303-780-7754. No questions asked and no excuses. Please make sure your guests use visitor parking, only 3 residents are allowed to park in visitor parking right now due to parking constraints in both garages. Guests who park in reserved spaces without permission from owner will be towed. Every owner has the right to have someone towed from their parking space.

3) Residents are responsible for maintaining their parking spaces as well, vehicles that do not run or can be moved will be targeted, monitored and turned over the proper authorities, they are eye sores and I have had several complaints about how the property looks these contribute to the problem. Please maintain your vehicle and do not perform the work on the property unless absolutely necessary to get the vehicle running properly.

4) Please ensure that if your vehicle is leaking some type of fluid that you are responsibly cleaning that leak in the garage, lack of action will result in a fine to the resident. This will assist in keeping the garages clean after the annual cleaning in the upcoming weeks.

5) 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.

6) Clean up after your dogs, I refuse to continue to step in dog waste when walking the property for improvements with contractors, I know exactly who has dogs and does not clean up after them. You will be given the appropriate fine based on the number of offenses.

7) 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) 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.

SIDING & ROOFS

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.

Two more buildings have had roofs replaced and we now have 4 buildings that have been resided or are in the process. Thank you for tolerating the noise, dust and debris during this time. Every building will be notified when they will have work to their building that impacts them. Please look for notices and follow the guidelines.

We will continue on with this project through the summer so please pay attention to flyers regarding your building and when it will be worked on.

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.

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 – 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 May 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.** 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.

Building Number	Amount Owed	Amount Owed	Amount Owed	Amount Owed
11101 – 2 units	\$4,948.53*	\$236.00		
11103 – 1 units	\$203.00			
11105 – 2 units	\$737.54*	\$203.00		
11107 – 1 unit	\$189.00			
11109 – 2 units	\$3,276.27*	\$1,489.00*		
11113 – 2 units	\$959.54*	\$171.00		
11115 – 2 units	\$1,191.25*	\$342.00		
11117 – 3 units	\$5,711.10*	\$5,359.99*	\$1462.53*	
11123 –1 unit	\$3,622.45*			

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

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