

ELEVEN-ONE-ELEVEN HOMEOWNERS ASSOCIATION

MARCH 2008 NEWSLETTER

WELCOME

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. 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.

11-1-11 ANNUAL HOA MEETING – PLAN TO ATTEND

Please plan to attend the HOA Annual meeting on Wednesday, March 26, 2008 at the Aurora Public Library, 14949 E Alameda Ave Pkwy at 6:30 p.m. You will need to find out all info for new elections to the board, roofing, skylights, siding, security, railings, lighting, etc. that will take place in the next few months. Everyone is encouraged to attend, it is important to get involved and understand how the siding and roofing projects affect you and requires your assistance. Come out and meet your neighbors as well as your board members and Ina from Western States Property Services.

SIDING & ROOFS

For those of you who are not aware, the siding project has started on building 11115. The next building will be 11105, you all will be receiving additional packet information on how the siding is going to work, the repair/replacement of windows if necessary, the replacement of sliding glass doors on the one bedrooms, roofs and skylights (at the expense of the owner). ALL LOWER PATIOS MUST BE CLEANED AT THIS TIME OR OWNER WILL BE FINED AND YOUR ITEMS WILL BE HAULED AWAY AT YOUR EXPENSE. GRILLS AND LIMITED PATIO FURNITURE WILL BE ALLOWED TO STAY. SUN PORCHES WILL ALSO NEED TO BE CLEANED IF DETERMINED THAT YOUR WINDOWS HAVE REQUIRE REPAIR OR REPLACEMENT.

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 – SPRING

We realize that now the weather is warming up, that everyone is starting to get outside more and enjoy the weather. Please ensure that your children are playing safely and responsible around the property. The trees are not to be climbed as we have had several destroyed by climbing them and they are not quite mature enough and sturdy to hold anyone let alone a child. Stairwells and garages are not play areas for children and warnings will be issued as well to the residents. 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. BE COURTEOUS TO YOUR NEIGHBORS BY KEEPING YOUR NOISE LEVELS TO A MINIMUM PLEASE.

DELINQUENCES – EMBARRASING

Our HOA dues collections are slipping badly. 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 – 3 units	\$2724.95*	\$5,481.35*	\$443.00*	
11103 – 1 unit	\$12,625.85*			
11105 – 2 units	\$396.00	\$161.48		
11107 – 2 units	\$589.00	\$668.00*		
11109 – 2 units	\$2,683.65*	\$1,101.00*		
11113 – 3 units	\$3,603.27*	\$1034.50*	\$327.54	
11115 – 3 units	\$1,696.00*	\$183.00	\$171.00	
11117 –3 units	\$5,132.18*	\$5,053.98*	\$1,734.53*	
11119 – 1 unit	\$498.00*			
11123 –4 units	\$2,437.00*	\$647.00*	\$218.00	

**** Currently pursuing legal action to collect what is owed to the Association. Amounts are as of February 29, 2008.**

GENERAL PROPERTY REMINDERS

- 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. WE have one very rude resident who persists on causing grief to the surrounding neighbors and due to numerous fines and lack of response from this resident the legal process to start collections and foreclosure threats to the unit has begun, so please take this very seriously.
- 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.**
- Unwanted household items and appliances:** As many residents have started spring cleaning or the removal of unwanted appliances and furniture, please remember that you should really

make arrangements to have those items picked up by a junk removal or hauling company, not the trash company. I have seen furniture, computer monitors, and microwaves and TVs in the dumpsters, just so you know, if you are caught putting those items in the dumpsters, we are going to pass along the fee that is charged to the HOA for removing large or inappropriate items.

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 March 26th, 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

JANUARY 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 January 1, 2008	\$9,650.32
Receipts (HOA dues, parking fees)	\$26,864.91
Disbursements (insurance, electricity, trash, water, lawn, legal, etc.)	-\$ (18,208.92)
Ending Balance – Operating accounts as of October 31, 2007	\$ 18,306.31
RESERVES :	\$15,205.68