

ELEVEN-ONE-ELEVEN HOMEOWNERS ASSOCIATION

MAY 2009 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. See the end of the newsletter for good contact numbers for emergencies, general questions and any assistance that you may require.

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.

Please read this newsletter in its entirety as there are items in here that will assist you in handling issues, questions or problems you may encounter as a resident. Hopefully I can address your questions in regards to siding, roofing, financial issues, property matters, parking complaints and issues, Satellite dishes, personal safety, etc.

APOLOGIES FOR AN UNFORTUNATE HOLIDAY WEEKEND

As the HOA president, I would personally again like to apologize to every single resident who was affected by the events over the weekend. I realize that you don't expect heavy rain, hail, flooding, electrical issues and vandalism to have to affect you personally around the property during a Holiday weekend. I offer no excuses as it is difficult to control the weather and people during a holiday weekend. We hope to put safeguards in place in the very near future that will address these issues to your satisfaction and eliminate the inconveniences it caused everyone.

Again I am truly sorry for the events that occurred and based on the feedback and response, feel that I have personally didn't do enough to assist you, hopefully your frustrations were somewhat satisfied by at least being able to air your complaints and frustrations toward a person and not a recording or answering machine which may have left you feeling ignored.

For the 20 plus residents who contacted me and unfortunately I was unable to assist immediately, please again contact to me work on getting your problem resolved, if I have not already touched base with you again this week.

The sump pumps did not shut down in the north garage, the water was so extreme it shorted out the electrical in the garage which in turn shut down the pumps and caused the severe flooding. This problem is currently being resolved as it will require electrical work and dry conditions to resolve permanently, however. Please be assured that I am personally watching the pumps, which are currently functioning properly.

The garages will again be cleaned due to all of the trash, debris, etc from the water later this week when it dries out complete and can be picked up, blown out and removed properly.

The vandalism issues are currently being worked as well and I am willing to provide any information that you may need as a resident on the property. **Please remove all valuables from cars at all times.**

I also know that the security company and police received calls regarding this and noise so please know that your issues are not ignored and are being looked into.

THANK YOU

Thank you to all the residents for your participation in our April election and meeting. There was a very positive and enlightening response from the residents whether they were present or not. Thank you to our former board members and to our new board members for all your help and willingness to give your time to helping maintain and improve our property. Many wonderful ideas, suggestions and feedback have been provided and hopefully we can meet your expectations.

HOA DUES UPDATE

For those owners who weren't able to attend the meeting please ensure you reach out to Western States or myself (board president) in regards to the percentage increase that will take place with dues beginning in January 2010. It is very important that you understand how this affects you and the property. We understand that it is not the best time for this increase but there is never a good time and our bills have increase in nearly the double digit percentages over the last 6 years and we have not increased the dues to keep up with increases, so we currently operate in the red quite often.

SIDING AND ROOF UPDATE

As you can tell, weather permitting the siding is moving along well and hopefully we can complete the siding of the entire property this year. However please be aware that we are truly constrained budget wise on roofs and will not create an assessment to get the roofs done. We are looking to get 1 roof done within the next two months. If you have questions, you can always contact me in regards to your issues.

EVERYDAY REMINDERS & SPRING 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.

If you need a gate key please contact me, do not prop or leave gates open please.

1) NOISE – KEEP IT DOWN AT ALL TIMES PLEASE

We realize that these are homes to people and that you are entitled to do what you want in your home, but please just keep this info in mind when you are home and enjoying yourself. Remember as spring is here and summer is here when you have your windows open the sound carries and it may sound very deafening or annoying to a fellow neighbor so please use your best judgment.

Remember that you have a common wall and/or floor/ceiling that you share with someone. Therefore the bass in your music/movies/games & computers can be felt more so than you may think, move these items from your common shared wall or floor/ceiling, this will allow you to enjoy but also your neighbors to not be disturbed. Therefore everyone is asked to use their best judgment and keep the noise down to very bearable levels at all times. Many residents have been fined lately and are starting to point fingers at other residents but I have heard it during the middle of the day outside walking around, so please to avoid wasting your money on \$100 fines, be respectful at all times of your neighbors' or plan to deal with the police and the Property management company.

Please ensure that as the weather warms up the children will be outside playing, please make sure parents that you are monitoring your kids for safety. Also remember the property isn't absolutely conducive to playing but remember be respectful of the property and the kids are entitled to play and the noise is to be tolerable during the daytime hours.

2) Spring weather safety:

Please be aware of the weather changes that come with spring and watch for heavy down pours and hail and please make sure that you keep the HOA and property management aware of any issues.

Make sure that those you who are grilling have your grills moved away from your buildings (two residents have melted the siding) and away from the trees but you are welcome to grill outdoors only.

3) Pets – Walking & Cleanup

Since many residents have dogs, it is imperative that the residents in building 11103, 11105, 11115, 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. The same residents have **ignored this newsletter and this warning. You are now going to be fined in \$25 increments until this ceases and you clean up after your pets.** 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.

4) 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.

5) 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. 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 Hoffman Heights Branch.

6) 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.

8) 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.

DO NOT ADVERTISE WHAT IS IN YOUR CAR. REMOVE ALL VALUABLES (face plates, cd's, coats, clothes, etc...) from your car when you get home every evening. If you leave items visible there is no guarantee we can stop thieves but if they see nothing inviting to steal then they are less tempted to vandalize a car. Put all sun visors up and lock doors accordingly. This is the best way as an HOA we can help you, please help yourselves by being responsible.

Attached is a form that is required to be submitted to the property management company and subject to approval by the HOA board to have a satellite dish. Many residents have just taken it upon themselves to obtain a satellite dish without the proper permissions of the HOA and the Property management company. This is a requirement and please contact me or Western States if you have questions regarding the rules and regulation to satellite dishes on the property.

If someone is parked in your assigned space, please have them towed, contact TNT towing at 303-780-7754 to have the vehicle towed at the owner's expense.

Coyotes, skunks, and other pests (mice, rabbits, squirrels, etc...) have been making their presence felt on the property. We are trying to work on preventative measures to keep them away and your homes safe, however, each resident has to participate as well, as it is not the responsibility of the HOA to protect the inside of your home. Please do not leave trash lying around on your front porches or your back porches, we do realize that at times it is very painful and bothersome to walk and deposit trash in the dumpsters, however, it is necessary to keep your homes free of these animals. Please deposit all trash at all times in the dumpsters and NOT the ice melt trash cans around the property either as this destroys the ice melt and wastes your money.

DELINQUENCES

Our HOA dues collections are holding steady but this is causing us to scale back on improvements and repairs around the property since we can't pay the bills. Anyone with a * has begun some type of legal process to collect these funds due to the HOA. 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	\$447.00*	\$5,074.31*	\$289.00	
11103 – 2 units	\$155.00	\$1490.20*		
11105 – 3 units	\$195.00	\$503.00*	\$203.00	
11107 – 1 unit	\$584.00*			
11113 – 4 units	\$3,970.19*	*\$792.00*	\$181.00	
11115 – 1 unit	\$937.25*			
11117 – 3 units	\$1072.00*	\$535.00*	\$171.00	
11119 – 2 units	\$332.00	\$110.00		
11123 – 2 units	\$5247.43*	\$503.00*		

**** Currently pursuing legal action to collect what is owed to the Association. Amounts are as of April 30, 2009.**

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

Note: This form must be completed and returned to Western States prior to the installation of an antenna or dish to:

NOTIFICATION OF INTENT TO INSTALL ANTENNA OR RECEIVER DISH

Architectural Control Committee

Date Received: _____

Eleven One Eleven Condominium Association, Inc.
9145 E Kenyon Avenue, Suite 100
Denver, CO 80237

Phone: (303) 745-2220
Fax: (303) 745-

3335

FROM:

Owner's Name : _____ Phone (Home) : ____ - ____ -

Mailing Address : III ____ E. Alameda Ave # ____ Phone (Work) : ____ - ____ -

Date installation is to be performed: _____

Type of satellite dish or antenna to be installed (check any that apply)

- DBS satellite dish 1 meter or smaller (e.g., Dish Network, Direct TV)
- MMDS antenna (wireless cable) 1 meter or smaller (e.g., WANTV)
- Television antenna

Installation will include a mast Yes, No. If yes, total length or height of mast: ____ ft.

Is mast necessary for reception of an acceptable quality signal? Yes, No, Not applicable

Will length of mast extend 12 feet beyond the roof line? Yes, No. If yes, you must complete and submit the Application Form for Approval to Install Mast in Excess of 12 Feet Above Roof and receive approval prior to any installation.

Installation of the dish or antenna will be done by:

- Retailer or service provider; (insert name) _____
- Owner
- Other; (insert name) _____

Describe on a separate, attached sheet of paper the exact location of the dish or antenna and include a diagram or drawing of the exact location and its method of attachment.

Installation cannot be on the siding or roof.

Does installation of the antenna or dish comply with all Association regulations, all manufacturer's specifications and applicable city codes and ordinances? Yes, No. If No, you must request a meeting with the Board of Directors of the Association by calling the Managing Agent at (303) 745-2220 prior to beginning the installation.

I acknowledge that I have read, understand and have complied or will comply at all times with the Association's regulations with respect to the installation of dishes and antennas. I agree to be held liable for any personal injury, property damage or voiding of any warranties that may occur due to the installation of any antenna.

Signature: _____ Date: _____

Signature: _____ Date: _____