

# **ELEVEN-ONE-ELEVEN HOMEOWNERS ASSOCIATION**

## **MAY/JUNE 2008 NEWSLETTER**

### **WELCOME**

Hello and welcome to all of our new residents, we have several new residents around the property, take time to get out and meet your neighbors. As the president of the HOA I would like to take the opportunity to thank all of the residents who keep in constant contact with me and provide very helpful and informative suggestions and information. We can assist with parking issues and other items that are important to living in a community that is governed by a homeowners association.

Again thank you for caring about where you live, it does matter that you take pride in your home and your neighborhood. Thank you for asking questions first and complaining next. For the residents who have been unfortunately who are disrespecting your neighbors and homes, there will continue to be legal action.

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](http://www.elevenoneeleven.com) – For 11-1-11 issues only, [www.wsps.net](http://www.wsps.net) – Go to Clients and then 11-1-11 you can see anything you need for closings, etc.

### **PARKING OFFENDERS- CALL IMMEDIATELY**

Unfortunately, there are several offenders on the property who continue to violate the parking rules. There will be zero tolerance anymore for parking offenders, no more passes. Residents who continue to park in other resident's assigned spaces and visitor parking without permission will be towed.

Cars that do not operate and are not drivable will be targeted as they are eye sores and unfortunately are taking up spaces for residents with cars who we can't accommodate in parking spaces.

There are 2 cars at this time that are parking in other residents assigned/deeded spaces without permission (Older model Blue Toyota Camry and White Cadillac DTS), that have not contacted the HOA to get parking spaces but have just chosen to utilize someone else's space. Consider this your warning that your vehicle will be towed no later than Saturday, June 7<sup>th</sup> if this continues. Contact the HOA immediately to get a parking space. Contact Regina Johnson @ 303-908-4385 to work out something to prevent being towed.

There are a few residents that have very large vehicles that we are currently trying to work on getting you a parking space that accommodates your vehicle and doesn't prohibit other residents from parking in their assigned spaces. You will be contacted as soon as parking becomes available.

If you have questions regarding parking please do not hesitate to call us as soon as possible.

### **SIDING & ROOFS**

Thank you to all of those who attended the skylight meeting if you are still interested in purchasing skylights or would like more information please contact Ian Schneider, Solar Green @ 303-295-7652.

Two buildings have been 99% completed, and we are moving to the 3<sup>rd</sup>. For the residents in building 11103, please be prepared for the work to continue through the 3<sup>rd</sup> week of June. Building 11101 and 11123 will be next on the list and expect your roofs to begin in the upcoming weeks. Scheduling for the other buildings will be detailed in the next newsletter.

Again, thank you to all residents for cooperating and assisting in getting the projects off the ground. We all realize that it is never fun to have repairs and new installation going on as it causes a disturbance, but this project is going to benefit every single resident.

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.

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.

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**

**Keep noise levels and partying to a minimal noise level at ALL times and stop disrespecting your neighbors. Police will be handling any noise and squabbles by residents from now on to stop the lack of respect that some of the residents show for each other. If you have issues, please contact the HOA president for further details.** Fighting and any type of verbal or physical harassment is no tolerated at any time on the property. The HOA has been in contact with the police to assist in preventing matters of this. We have adopted a two strike policy, in which the second time there is a complaint or visit to your residence by Custom Security, we now report these to the police to start the next legal step which can lead to ticketing and more severe penalties. VISITOR PARKING IS FOR VISITORS NOT RESIDENTS!!!

Reminder, weed control happens every 1<sup>st</sup> 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. 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.

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 2<sup>nd</sup> 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.

Please ensure that your children are playing safely and are supervised at all times by an adult, we have had several close calls with children almost being hit in the lower parking garages. The HOA and any individual resident is not responsible for the safety and supervision of your children, it is the individual parent/guardians responsibility to ensure the safety of your children, so again make sure you are watching your children out playing at all times.. The trees and flower beds/gardens next to the buildings are not to be climbed or walked through as we have had several destroyed.

Fines will be issued to the parents of children caught destroying property. Remember toys, chairs, bikes, etc are not to be left lying around, they are easy targets for theft, or removal to the trash as lawn mowing, siding, and roofing work will be occurring and if these items are left in the way the contractors have been instructed that they can remove them as they see fit.

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. For those of you who have voiced opinions about more maintenance being done on the property, here is why it doesn't happen, unfortunately money is not readily available and due to rising costs in everything else, we are truly struggling to make any other major improvements to the property.

Building Number	Amount Owed	Amount Owed	Amount Owed	Amount Owed
11101 – 2 units	\$5,187.35*	\$582.00*		
11103 – 2 units	\$13,023.85*	\$203.00		
11105 – 1 unit	\$899.54*			
11107 – 2 units	\$714.00	\$792.00*		
11109 – 2 units	\$3,817.65*	\$1,217.00*		
11113 – 1 unit	\$788.54*			
11115 – 2 units	\$1679.25*	\$171.00		
11117 – 3 units	\$5,518.10*	\$5,348.49*	\$1832.53*	
11123 – 2 units	\$2,945.85*	\$1,423.00		

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

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## GENERAL PROPERTY REMINDERS

1. **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.
2. **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.**
3. **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. We have so many residents who offer great opinions, ideas and suggestions 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.

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**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**

**APRIL 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 April 1, 2008	\$15,709.72
Receipts (HOA dues, parking fees)	\$17,910.21
Transfer from Reserves	\$22,223.38
Disbursements (insurance, electricity, trash, water, lawn, legal, etc.)	-\$(50,114.17)
Ending Balance – Operating accounts as of April 30, 2008	\$ 5,729.14