

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

## **OCTOBER 2008 NEWSLETTER**

### **WELCOME**

Welcome to all of our new residents and homeowners. 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. Mailing and contact info can be found at the back of this newsletter.

### **HELPFUL REMINDERS & UPDATES**

Here are some helpful reminders for everyone, things we forget or just assume that everyone knows.

Did you know?

#### **1) Mailbox keys, Mailbox numbers, & Post office location:**

You have to contact the local post office to obtain all of the items if you are not provided these items by the previous owner or landlord. The HOA does not have permission since a mailbox is a Federal property.

The Post office is located at 6<sup>th</sup> Ave and Peoria in the strip mall on the east side of Peoria. This is the Delmar Branch.

#### **2) Parking space(s)**

If you have purchased your unit, it should be on your deed and if you have a problem with your parking space please contact Western States or the HOA property management company. Visitor spaces are for your guests, not you or your neighbors.

#### **3) Where do you mail your HOA payments?**

You will receive a coupon book in late December 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.

#### **4) Satellite Dishes & Cable Televisions:**

You have every right to either selection of your preference. If you select dish, you must get a form and approval from Western States as there are rules and regulations of the HOA. The form can be requested from Western States or can be downloaded from the website: [www.elevenoneeleven.com](http://www.elevenoneeleven.com)

#### **5) 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 (leaks, furnaces, hot water heaters, tiling, hardwood floors, appliances, etc) are the responsible for 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.

6) **BBQ & Gas Grills:** Are allowed away from the building but we have had siding on fire due to careless behavior. Pull all grills out during operation away from your buildings and overhangs.

**HELP WITH SAFETY**

Please help us keep the property as safe as possible by turning on your porch lights. It is a minimal fee to you on your electricity bill but helps with your personal safety. Please help keep our homes safe. Lock all door and windows at all times and please pay attention to your surroundings.

**ROOFING & SIDING UPDATES**

All of the leaks that have occurred and that the board and Western States have been addressed, and worked on, if you are still experiencing problems with roof leaks contact immediately. Siding is beginning to wind down for the season, as well as entire new roofs on buildings. The work will end in October for starting any new siding and only based on emergencies will any roof/siding/window work take place until early spring of 2009. If you have questions or want more information, contact Regina Johnson.

**DELINQUENCES – INCREASE IN HOA DUES?**

We are currently working on a budget for next year in which it looks like it will lead to an increase dues in 2009. We have more cash going out then coming mostly to delinquencies and lack of payment from residents. It has been nearly 6 years now and dues have not been raised so unfortunately due to the economic struggles based on expenses that are covered by the HOA (water, trash, landscaping, snow removal, external building repairs, garage repairs, etc) we can only last so long when residents get to take advantage of each other by not paying dues

Building Number	Amount Owed	Amount Owed	Amount Owed	Amount Owed
11101 – 3 units	\$4,711.00*	\$387.00	\$187.85	
11103 – 2 units	\$406.00*	\$406.00*		
11105 – 2 units	\$543.54*	\$619.00		
11107 – 1 unit	\$610.00			
11109 – 2 units	\$508.00*	\$1347.44*		
11113 – 2 units	\$1,913.54*	\$273.00		
11115 – 2 units	\$1431.25*	\$416.00		
11117 – 2 units	\$5,507.93*	\$982.53*		
11119 –2 unit	\$342.00*	\$406.00		
11123 –1 unit	\$4,949.15			

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

## 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-FALL

We are to the tail end of summer but please keep these items in mind as the warm weather will return for a while longer and these items still apply. REMOVE ALL VALUABLES FROM CARS ALWAYS. The watering schedule will be cut back very shortly. Keep windows and doors locked.

The sprinklers will be blown out shortly and shut off, note that a lot of the landscaping will cease for the year. The snow removal contract will be reviewed and it will stay the same in terms of removal of snow, it will be 1 ½ inches before it is shoveled. Ice melt will be placed at the stairwells again in trash cans will please do not deposit your trash into but please try to use for safety purposes.

Please make sure you are depositing all of your trash into the dumpsters, this will continue to keep the rodents and pests away from your home. Remember you are responsible for your interior and removal of pests.

## SEPTEMBER FINANCIAL OVERVIEW

The following is a quick overview of our monthly financial overview. If you have further questions, please feel free to contact a board member or Western States Property Management Co for more information.

Beginning Balance – Operating accounts as of August 1, 2008	\$-3,212.71
Receipts (HOA dues, parking fees)	\$22,666.58
Transfer from Reserves	\$100,000.00
Disbursements: (insurance, electricity, trash, water, lawn, legal, repairs)	-\$(121,542.40)
Ending Balance – Operating accounts as of August 31, 2008	\$ -2088.53

## 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**