

ELEVEN-ONE-ELEVEN HOMEOWNERS ASSOCIATION

FEBRUARY 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.

SAFETY ALERT- PROTECT YOUR VALUABLES & HOME

The Aurora Police, Western States, and the 11-1-11 HOA Board would like to inform every single resident (owners and renters) to please make sure you are protecting yourself and valuables in homes and cars. **Unfortunately there was another incident of attempted burglary last week (Jan 22) to a unit in broad daylight hours.** The Aurora police, our neighborhood crime office, the security company were quickly contacted but it was too late. Unfortunately it is happening but we need to take the appropriate measures to ensure our property and homes are safe. **I want to state that this burglary seems to point toward a close to home experience around the property, yes it is someone who is familiar with the property and the residents or lives on the property.** If anyone witnessed anything, please contact the Aurora Police Department, Western States, and myself immediately. The appropriate legal action will take place immediately if we can determine who is doing this. It is very disappointing to know that people don't care about where they live and the people around them anymore, but please step up and make a difference in our small community. **Make sure your homeowners and renters insurance is current.** So we are asking that everyone please take the following pre-cautionary measures at all times.

- Please ensure that you have the appropriate locks on all doors and windows. These items can be purchased at Home Depot and Lowes or any hardware store, yes additional window locks for the lower units for your front windows. Keep your doors and windows locked at all times and please purchase the extra locks for your windows, the \$5 plus dollars save your valuables.
- Please **turn on your porch lights**, this will help during the late hours and help with more safety and expose anyone who is tending to case the property for valuables. The extra lightening will help, yes I realize this is part of your utility bill but comes to about 5 cents a day, it worth your safety and valuables don't you think. Turn on porch lights, front and back.

MANDATORY PARKING AUDIT – LATE FEBRUARY

I will personally be performing one last parking audit towards the end of the month and every resident who is parking on the property will be required to contact me. My term as HOA president is up in April and I had personally taken to keeping the parking inventory and assisting for very bad parking situations. So there will be one last audit by myself and will work to assist people with a better parking solution, however, please keep in mind this is not permanent once I leave office residents will be required to work with each other if parking problems occur. Everyone is assigned a

deed parking space and you may be required to go back to using that assigned space weather it fits your car or not. Also the next President and Western States will not be obligated to help with this parking, you will be required to use your deeded space if you don't work something out with me at this time and in the future with the owners of those deeded spaces. Please look for you notes to come out. Just a forewarning any vehicle that does not run that is occupying a space is suggested to remove from the property since parking is limited. Call me if you need a parking space 303-908-4385. Note Handicap parking is coming shortly as well, which will cause some residents to be moved to other parking spaces above ground.

Please read the next selection as we have people breaking the rules again in regards to satellite dishes, patios and items around the property. Please see the back of this page.

DELINQUENCES

Our HOA dues collections are holding steady but of course are 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	\$266.00	\$4,571.51*	\$247.00	
11103 – 2 units	\$149.00	\$855.00*		
11105 – 4 units	\$31.00	\$607.54	\$161.00	\$358.60
11107 – 1 unit	\$176.00			
11113 – 4 units	\$3,075.29*	\$406.00*	\$236.00	\$386.00*
11115 – 3 units	\$979.25*	\$303.00*	\$161.00	
11117 – 3 units	\$479.00*	\$493.00	\$129.00*	
11119 – 3 units	\$161.00	\$80.00	\$193.00	
11123 – 4 units	\$4920.43*	\$208.00	\$161.00*	

**** Currently pursuing legal action to collect what is owed to the Association. Amounts are as of January 31, 2009.**

EVERYDAY 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.

1) NOISE – KEEP IT DOWN AT ALL TIMES PLEASE

Just a reminder that you have a common wall and/or floor/ceiling that you share with someone. 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.

2) Winter weather safety:

Please again remove hoses daily if you chose to water do not leave them on during the cold temperatures.

Reminder to all residents, ice melt trash cans have been placed around the property for your personal safety and for your personal use and assistance. You are welcome to spread ice melt for your own personal safety around the stair wells during ice and snow storms however please be conservative and note that the snow removal company will spread ice melt when they shovel. They are contracted to shovel after 1 ½ of snow has fallen or if it is a heavy storm or blizzard they will shovel after the storm has stopped. **Please communicate to your friends to stop putting trash in the ice melt cans otherwise there will be none when truly needed.**

3) Pets – Walking & Cleanup

Since many residents have dogs, it is imperative that the residents in building 11103, 11105, 11115, & 11117, 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. **Many have ignored this newsletter and this warning. You will now be individually warned and then fined.** 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. The HOA does not have permission since a mailbox is a Federal property. 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 Delmar 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.

7) 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

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.

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