

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

## **APRIL 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](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.

### **PERSONAL REQUEST/PLEA FROM THE HOA PRESIDENT**

In preparations for spring and what is happening around the property, I am personally asking every resident to try to participate and educate themselves about our community by attending the Annual Homeowners Association Meeting which will take place on April 22, 2009 @ 6:30 pm. Located at the Aurora Public Library – Main Branch (14949 E. Alameda Pkwy, Aurora CO 80012).

First and foremost the any illegal activity will not be tolerated. If you are a renter you, your homeowner will be informed and the recommendation for eviction will be requested. If you are an owner and this activity comes from your home, I will personally get the police involved and the problem resolved. The Police will be involved. Please call me immediately if you think illegal activity is taking place. Remember if you assume based on appearance or habits of a person, you may truly assume wrong. So please based on my living experience on this property for years, we assume guilty before innocent based on appearance and habit. Therefore based on that statement please call me personally to get involved before truly accusing your neighbors of something that may appear to be unusual activity.

These are your homes, you are entitled to entertain and have guests, so please understand that by no means the HOA can not tell you what to do in your home unless it violates noise or legal activities. If simple conversations, knocks on the doors, doors opening and closing are heard because it's so quiet around the property, then I truly recommend you look at moving to single family home where you neighbors are not close to you, and you are not disturbed. There have been no problems of extreme incidents that would be threatening to you or your home, so if there is an added level of concern in this area, please let me know and I can provide information and time with you to discuss these concerns.

I am asking all of you to attend as I have decided that I will stay on as president (if reelected) because what I started (siding, roofs, and spoiling and responding to every resident is not complete yet). I need your support just as over the years I think I have truly supported every resident in some fashion when you have called me to assist you, and nearly 100% of the residents on this property have reached out to me for assistance, to complain or just a simple question and I truly hope that I have responded and met your personal expectation in resolving the matter, so my only request to all of you in return for my continued help and support and sacrifice for this property is that you give myself, the board and Western States one and half hours of your time on April 22, 2009. You will either need to chose to re-elect me at this time, or find someone to take my place and I think its time you show that you care about where you live and make the time. If you can't make it due to other obligations or that you don't care, I would encourage you to reach out to me and discuss with me

your issues and the challenges that we face as a community over the next year. Let's make it personal and resolve your issues to your satisfaction, any problem are never too small or too large to discuss with me.

You all need to be aware of the **the increase in HOA dues** that will take place and how to get involved around the property, and what it means to be a homeowner/resident of 11-1-11 Condominiums. Included in this newsletter is the information regarding how to vote, why you vote and what needs to be done. I am requesting that even if you rent and live on this property that you attend this meeting, you unfortunately can't vote unless your owner via proxy is not going to attend or selects you to act on their behalf via proxy. See the rules attached. Reminder to all residents in order to vote and participate in board activities you will need to ensure your account is not delinquent. As always I encourage all of you to reach out to me via phone or email, my information is located in the "Contacts" section of this newsletter.

Please read this newsletter in its entirety as there are items in here that will help you as the resident, it will satisfy your "what have you done for me lately" questions and requests. I hope I can address your questions in regards to siding, roofing, financial issues, property matters, parking complaints and issues, Satellite dishes, personal safety, etc.

### **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.

#### **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.

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) Winter/Spring weather safety:**

Please remember that even though it is now spring we have gotten back into the blizzard and cold temps, and please unhook the hoses after using them. Thank you for caring about the property but please lets be smart and safe when watering as it may cost us more if we have to repair water lines.

Sprinklers may be turned on later in the month of April, but due to the extreme changes in weather this may be delayed to prevent freezing and further damage of property.

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. 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 6<sup>th</sup> 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 10<sup>th</sup> 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.

For the very rude resident/visitor who continues to pull all the way to the gate in the South garage and park for the extended period time instead of unloading or letting a passenger out, I will be towing your vehicle next time at the cost of \$300. I know which two offenders and cars they are. Please contact me immediately this is unacceptable and very rude and it has truly offended and hindered several residents more than 3 times this week alone.

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.

Also please note that there have been 2 new Resident Handicap parking spaces put on the property to properly accommodate our residents. These spaces are reserved and just like any other reserved parking space should never be parked in by anyone except for the resident who is assigned this space. 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.

The garages and drains were cleaned of large debris in anticipation of a wet spring and to try and avoid any possibility of a repeat season last year's flooding. All that we are asking is that you try to keep the garages free of trash, this is your money that is spent and it should not be wasted.

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.

### **SAFETY ALERT- PROTECT YOUR VALUABLES & HOME**

We have not have another incident but we don't need to have one, keep taking the proper measures to divert any possibility or ideas of people stealing your valuables and entering your homes.

- 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.
- At this point if you think that someone is casing your property, personally targeting you, or coming after your personal property. Please call me immediately and let's figure out the best way to approach this where we get the best result as quickly as possible.

**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.

<b>Building Number</b>	<b>Amount Owed</b>	<b>Amount Owed</b>	<b>Amount Owed</b>	<b>Amount Owed</b>
11101 – 3 units	\$437.00*	\$4,866.31*	\$118.00	
11103 – 2 units	\$345.00	\$1490.00*		
11105 – 3 units	\$332.00	\$161.00	\$353.00	
11107 – 1 unit	\$381.00			
11113 – 4 units	\$3,513.19*	\$599.00*	\$246.00	\$395.00*
11115 – 1 unit	\$744.25*			
11117 – 2 units	\$750.00*	\$332.00		
11119 – 3 units	\$332.00	\$95.00	\$203.00	
11123 – 2 units	\$4922.43*	\$218.00		

**\*\* Currently pursuing legal action to collect what is owed to the Association. Amounts are as of March 31, 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 prior to the installation of an antenna or dish to:

## NOTIFICATION OF INTENT TO INSTALL ANTENNA OR RECEIVER DISH

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

Date Received: \_\_\_\_\_  
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: \_\_\_\_\_

**NOTICE OF ANNUAL MEETING  
ELEVEN-ONE-ELEVEN  
CONDOMINIUM ASSOCIATION**

**WEDNESDAY – April 22, 2008 - 6:30 PM  
AURORA CENTRAL LIBRARY  
Room 1A & 1B  
14949 E Alameda Parkway**

You are hereby given notice of the 2009 Annual Meeting of the Membership of Eleven-One-Eleven Condominium Association.

**Agenda Items**

1. Election of three (3) Homeowners to the Board for TWO-year terms. And one (1) Director by appointment for term that will expire in 2010
2. Financial status of Eleven One Eleven Condominiums
3. Update on Siding – Roofs – Railings – Patio Doors

**CURRENT BOARD OF DIRECTORS**

<b><u>NAME</u></b>	<b><u>OFFICE</u></b>	<b><u>TERM EXPIRES</u></b>
Regina Johnson	President	2009 *
Katrina Hillsten	Vice President	2009 *
Chad Parsons	Secretary\Treasurer	2010
Vacancy	Director	2010
Vacancy	Director	2009 *

\* Term expires at the Annual Meeting

*Any homeowner that is in good standing with the HOA and is interested in being placed on the ballot for election to the Board, please call Ina Meyer, Property Manager at 303-745-2220.*

**If you do not plan to attend this important meeting, please complete the enclosed proxy and return it before April 16, 2009. Thank you.**

**ELEVEN-ONE-ELEVEN CONDOMINIUM ASSOCIATION, INC.**  
**Annual Meeting – April 22, 2009**  
**PROXY INSTRUCTIONS**

**WHAT IS A QUORUM AND WHY IS IT NEEDED?**

All homeowners are members of the association and are encouraged to attend the Annual of ELEVEN-ONE ELEVEN CONDOMINIUM Association, on Wednesday, April 22, 2009. A quorum is the number of the Association Membership (homeowner) required by the association documents to be present, either in person or by proxy, any time the association membership meets to vote on issues, including but not limited to election of new board members. According to the associations governing documents (Bylaws) 1/10<sup>th</sup> of the Eleven-One-Eleven's membership 10 Homeowners) entitled to vote either in person or proxy constitutes a quorum.

**WHAT IS A PROXY?**

Voting by proxy is permitted. Each proxy is a documents granting legal right for a designated person to vote for an absent homeowner and helps to reach the necessary quorum. A proxy may contain a "ballot" for voting on a specific issue. Each home is allowed ONE (1) vote. A quorum of association members will consist of both verified attendees and proxies.

If you are unable to attend the Annual Meeting where a quorum must be present to conduct business or vote, a proxy may be given to a Board Member or anyone of your choice whom you know is definitely attending the meeting and will vote on your behalf.

If you fill in, sign and submit by mail your proxy, but later choose to attend the meeting, you may reclaim the proxy at the meeting.

**DON'T TAKE PROXIES LIGHTLY!**

A proxy is used to vote on each issue presented that requires an association vote – not just to establish a quorum (unless specified for quorum only).

**SIGN OVER YOUR PROXY TO SOMEONE**

1. Who you are confident will listen to all the facts and discussion present.
2. Who will fairly represent your interest and that of the Association.
3. Will attend the meeting.

**HOW TO COMPLETE YOUR PROXY FORM**

Included with each Meeting Notice for Eleven-One-Eleven Condominium Associating you will find a PROXY card.

TO INSURE YOUR PROXY IS VALID, YOU MUST DO EACH OF THE FOLLOWING:

1. Indicate whom you authorize to vote on your behalf in your absence by checking one of the names listed, **or** clearly printing a name of another individual on the blank provided. **DO NOT CHECK MORE THAN ONE BOX.**
2. SIGN and DATE your proxy card.
3. PRINT your Eleven-One-Eleven address.
4. Mail the proxy card no later than Thursday, April 16,2009

**ELEVEN-ONE-ELEVEN CONDOMINIUM ASSOCIATION  
ANNUAL MEETING – Wednesday – April 22, 2009**

**PROXY**

The undersigned, an owner of record of the property described below which is located in the Eleven-One-Eleven Condominium Association and being in good standing hereby appoints with full right of substitution:

**CHECK ONE BOX ONLY.**

- Board President, Regina Johnson
- Board Member \_\_\_\_\_
- Name & Address of Agent \_\_\_\_\_
- For Quorum Purposes Only

As my agent and Proxy to vote and otherwise represent all of my membership voting rights at the Annual Meeting to be held on Wednesday, April 22, 2009 and any continuation or adjournment thereof with full right of substitution, and to represent, vote or otherwise act for me in the same manner and with the same effect as if I were personally present. The undersigned hereby revokes any proxies that I have previously executed. The Proxy and authority represented hereto may be revoked at any time by the undersigned, and unless revoked shall terminate upon final adjournment of the aforesaid Annual Meeting of Membership.

Signature of Member \_\_\_\_\_ Date \_\_\_\_\_ 2009

***PRINT***

Street Address \_\_\_\_\_ Unit Number \_\_\_\_\_