

# ELEVEN-ONE-ELEVEN HOMEOWNERS ASSOCIATION

## DECEMBER 2008 NEWSLETTER

### HAPPY HOLIDAYS

The Eleven-One-Eleven Homeowners Association would like to take the opportunity to wish everyone a very happy and safe Holiday season. Please take this time to enjoy your homes, you time with your friends and families and remember all of the reasons to be thankful.

Thank you to the residents who had a great idea for a Holiday tree in the south courtyard. Unfortunately we were unable to get the electrical installed to do this but will hopefully we will have it available for next year. Again thank you for also volunteering to use your home for this but for personal safety issues of your home there is no way this could be allowed. All residents are welcome to put up Holiday decorations but please make sure they are up to safety standards and only in your personal space.

There **will not** be an increase in the 2009 HOA, however every single owner/resident is requested to attend the Annual meeting in April which will detail the need for an increase 2010. Please make sure to read this entire newsletter, view the delinquencies and financials, the problems are not fixed, \$13,118.99 of our delinquency balances are 61 days or older, so we are going to have to work together as a community to help ourselves during these trying times. However in the meantime, the 11-1-11 HOA Board would like to wish you a very Happy and Safe Holiday season.

### HOLIDAY & 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.

Reminder to all, you live in condominium complex, which means these are individually owned like a house, therefore there is no on-site management, no onsite handyman or maintenance. It is like a home, you are responsible for the internal maintenance of your home in regards to electrical, plumbing, furnaces, hot water heaters, and mail. The HOA and property management company have no rights or legal responsibility to these, so please keep in mind we can only recommend a maintenance person or direction to for a solution we otherwise are in legal violation.

Please help us keep the property as safe as possible by turning on your porch lights at night for the safety of everyone when entering and exiting your homes.

#### 1) 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. This will help to conserve funds. Please do not place trash in the ice melt trash cans and please do not leave the tops open, if you do and ruin the ice melt it costs us money, not our friends , it is our money wasted. Thank you for keeping these clean.

Reminder please check your furnaces, hot water heaters and internal pipes before leaving on vacation as you are responsible for water damage to your neighbors next to you or below you. Make sure that if you do have leak or experience issues with your appliances that you can be contacted immediately to resolve the problems.

## **2) 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 (back of property) carry bags at all times and clean up after your dogs. You will be fined, myself and 3 contractors over the last 3 days have stepped in dog waste numerous times because it is everywhere. This waste belongs to medium sized pet. The persons in violation will be issued another warning and fined. I have seen at least 2 residents walking their dogs back there and know who to target, please start carrying a bag and clean up after your pets every single time, despite cold weather and/or snow.

## **3) 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.

## **3) 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 6<sup>th</sup> Ave and Peoria in the strip mall on the east side of Peoria. This is the Delmar Branch.

## **4) Parking space(s)**

Owners of inoperable vehicles that have not moved or can't be moved please contact me as we would like to work on getting these vehicles moved or to locations where we can provide better parking for residents who need additional parking spaces at this time. 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. **DO NOT ALLOW YOUR VISTORS TO PARKING IN RESERVED SPACES, 3 VISITOR CARS HAVE BEEN TOWED AS OF 12/1.**

## **5) 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.

**6) 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)

**7) 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.

8) **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.

**DELINQUENCES – INCREASE IN HOA DUES**

We made some serious budget cuts (security, pest control, some new xeriscape options, etc..) assist in not increasing the dues. Trust me it is hard to look at this option since it affects every single resident including the board members. We do understand the hard economic times and that many people can't really afford an increase but we can't pay bills anymore either, this is not a definite decision on an increase and if you see certain services or items cut back shortly you will understand why. If there is any way any delinquencies can get caught that will truly help. We realize that many people would love to see more improvements around the property, and for that to happen you may see increase of 5-10%. Talk to your neighbors and look for ways to assist in paying of dues or ideas of items that can be cut in the budget. Remember it's hard to pay 100% of our bills and improve property when we only get 60% (60 units) paying on time every month. Please make sure you review the October Financial review to see what we take collect and spend monthly on daily operations/upkeep of the property if you have questions, please feel free to contact Regina Johnson.

Building Number	Amount Owed	Amount Owed	Amount Owed	Amount Owed
11101 – 3 units	\$4,864.44*	\$407.00*	\$197.00	
11103 – 1 unit	\$525.00*			
11105 – 2 units	\$213.54*	\$175.60		
11107 – 1 unit	\$530.00			
11109 – 1 unit	\$1801.44*			
11113 – 3 units	\$2,398.09*	\$266.00	\$293.00	
11115 – 3 units	\$533.25*	\$171.00	\$522.00*	
11117 – 3 units	\$93.00	\$743.53*	\$171.00	
11119 – 3 units	\$396.00*	\$50.00	\$213.00	
11123 – 4 units	\$5,022.79	\$208.00	\$57.60	\$218.00

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

**HELP WITH SAFETY**

Please help keep our homes safe. Lock all door and windows at all times and please pay attention to your surroundings.

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.

**OCTOBER 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 October 1, 2008	\$-2088.53
Receipts (HOA dues, parking fees)	\$20,648.85
Transfer from Reserves	\$41,580.00
Disbursements: (insurance, electricity, trash, water, lawn, legal, repairs)	-\$ (58,257.27)
Ending Balance – Operating accounts as of October 31, 2008	\$ -1,883.58

**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**