

ELEVEN-ONE-ELEVEN HOMEOWNERS ASSOCIATION

NOVEMBER 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 RESIDENTS

A special Thank you to the residents who take the time to email or call myself regarding the issues and concerns that you have around the property. It is refreshing and helpful to hear from you in regards to parking problems, noise, leaks, pet issues, trash, inoperable cars and customer service issues, I have received some great information and input on issues. Please note that as an HOA president it is very hard for me at times to resolve every single issue to your satisfaction but will try to. Please note that my term will be ending shortly and the role of your next HOA President and Board will not entail personal contact numbers and issues after hours if they chose not to. Please continue to address your issues and spend the time to call me whenever you like or feel the need so that issues are resolved correctly and as quickly as possible. Again for any person who feels they don't know how to contact me, see the contact information at the end of this newsletter or better yet, just contact Regina Johnson 303-908-4385 or reginajohnson@msn.com. and I will work to resolve your issues for you. Please keep you noise levels to a minimal however this is a very difficult situation for myself and residents to deal with and the Police are pretty familiar with our complex now due to some serious noise violations, lets be respectful at all times of one another.

DELINQUENCES – INCREASE IN HOA DUES

The recession and the delinquencies have now caught up with us and unfortunately the board is looking at having to increase dues. Please believe that this is going to be a long and hard decision as to whether to increase dues. Please remember that the dues have not been increased at this property for 6 years and everything else has increased yearly. We are looking at making some serious budget cuts (security, pest control, some new xeriscape options, etc..) to try and 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 – 2 units	\$4,644.44*	\$397.00		
11103 – 1 unit	\$728.00*			

11105 – 2 units	\$719.54*	\$175.00		
11107 – 1 unit	\$315.00			
11109 – 1 unit	\$1576.44*			
11113 – 2 units	\$2,237.09*	\$283.00		
11115 – 3 units	\$979.25*	\$171.00	\$319.00	
11117 – 2 units	\$5,568.93*	\$1175.53*		
11119 –1 unit	\$609.00*			
11123 –1 unit	\$4,867.98			

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

HOLIDAY & EVERYDAY REMINDERS

Here are some helpful reminders for everyone, things we forget or just assume that everyone knows when moving into the complex. Also this will help with the holidays nearing.

1) Winter weather safety:

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 note that we would like to save as money as possible so we will not be having them shovel by special requests or less than 1 inch of snow. Use the ice melt to assist with melting and hopefully a mild winter will help us save money. Please go light on it as many residents don't like it tracked into their homes.

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.

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) 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.

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. DO NOT ALLOW YOUR VISTORS TO PARKING IN RESERVED SPACES, 2 VISITOR CARS HAVE BEEN TOWED AS OF 11/15.

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

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 (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.

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 work has ceased until Spring of 2009. We need to save funding that is designated specifically for siding and hopefully enough money for roofs so that there will not be a roofing assessment taken place. Stay tuned for more details regarding siding and roofs in 2009.

SEASONAL REMINDERS-WINTER

The sprinklers have been blown out and shut off for the year, note that a lot of the landscaping will cease for the year. Snow removal has been discussed above.

Please remove all hoses around the property and store them appropriately if you like to water around the property. If you do not remove them in a timely fashion, they will be removed for you and disposed of. We have had too many problems with residents watering during the winter and leaving the hoses in place and then freezing and the entire faucet breaking off and leaking into units which in turn costs you, the resident money to have the emergency plumber come out and shut it off or running for days over the weekends while I look for plumbers to fix this. Please again remove hoses daily if you chose to water do not leave them on during the cold temperatures.

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