

ELEVEN-ONE-ELEVEN HOA  
UPDATES

October 25, 2011

Welcome to all of our new residents and homeowners! Western States Property Management and your HOA Board are ready to assist you with any questions or issues you may have upon joining our community. Future newsletters will be available on the web: <http://www.elevenoneeleven.com/index.html>  
Contacts for questions: Western States – Ina Meyer @ 303-745-2220 or [ina@wsps.net](mailto:ina@wsps.net) or HOA President Regina Johnson @ 303-908-4385 or [reginajohnson@msn.com](mailto:reginajohnson@msn.com).

*HOT TOPICS*

**Stairwells/Stairwell Repair:** We realize that both middle stairwells in both courtyards have been closed down for several months. The board had an engineering study done on the property to understand the “state” of the property structural and for safety purposes. The engineering company was very informative and has provided the board with some good information to replace the stairs and make them safe again. Currently we are collecting bids to get these replaced hopefully within the next month or two, weather permitting and financially able. The north stairwell is worse than the south stairwell so that will be addressed first. Please bear with us as we realize they are not safe and with the upcoming winter it is difficult to maneuver the property but this is best for the safety of the property and we are challenged financially with being able to replace both at this time, but will work to make this happen as quickly as possible.

**Snow Removal Information:** Please note that we do have a snow removal, please note they are contacted to shovel at 2 inches and plow at 4 inches, which this would be the driveways and those items. This is to also help us financially. Please note that the ice melt that is out will be removed and we will use sand moving forward to try and preserve and save the concrete, it is eating away at the concrete. Therefore we will be switching out to sand, for the sidewalks and stairs. Please use caution when walking around the property, we will do the best to keep everything clear but please use discretion when walking around the property.

**Disposal of large items:** Please contact our property management company Western States – Ina Meyer @ 303-745-2220 or [ina@wsps.net](mailto:ina@wsps.net), if you have large items such as mattresses, TV’s, computers, furniture, or appliances that need to be hauled away. We are charged by the trash company to remove these from the property and therefore we need to share that cost with the resident who does discard these items. If you are unable to reach Ina in a reasonable timeframe, then please also contact Regina Johnson @ 303-908-4385 or [reginajohnson@msn.com](mailto:reginajohnson@msn.com).

**Parking & Car Vandalism:** Please remember to close all windows, sunroofs and remove all items from cars at all times. This is just preventative. If you have parking matter, please contact Regina Johnson @ 303-908-4385 or [reginajohnson@msn.com](mailto:reginajohnson@msn.com).