

ELEVEN-ONE-ELEVEN HOMEOWNERS ASSOCIATION

FEBRUARY 2008 NEWSLETTER

WELCOME

As always if you have any questions regarding the property please feel free to contact the HOA or Western States Property Services, the contact information for both are listed below in this newsletter. 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.

Please plan to attend the HOA Annual meeting on Wednesday, March 26, 2008 at the Aurora Public Library at 6:30 p.m. You will need to find out all info for new elections to the board, roofing, siding, security, railings, lighting, etc. that will take place in the next few months.

VEHICLE TOWING – SATURDAY – FEBRUARY 23, 2008

For the residents/long term guests who continue to take advantage and show a lack of courtesy for the other residents by parking daily in the visitor parking spaces without permission from the HOA. These spaces will be needed for our contractors to park as we start roofing, siding, electrical work and new security measures. Siding starts next week, Monday February 25th, so visitor spaces are needed.

For the vehicle that was towed last month it cost the owner \$318.00 to get it out of impound. Several of you have contacted me in regards to where you need to park and I suggest you call me again.

The owners of the following vehicles need to contact Regina Johnson at 303-908-4385 to work out new parking arrangements or they will be towed this Saturday. This does not mean move them to another visitor parking space, the Wentworth parking lot or an assigned parking space without permission.

South side visitor parking – Bronze/Gold Mitsubishi Diamante, Black Lexus 450 parked in reserved parking space 144 without permission, Ford Explorer, Ford Expedition

Middle Visitor parking – Residents who are parking there currently please contact me with updates in regards to moving the vehicles as soon as possible.

SIDING AND ROOFS START IN NEXT TWO MONTHS

Weather permitting and the final purchase of new siding, the project will finally start weather permitting next week, February 25 and into March. Roofing will also begin as well. Residents in building 11115 will be the first building and you will need to make arrangements for your dishes to be removed and reinstalled. Contact Regina Johnson for timing of your dish so that will be down for just one day if that. To make sure that every resident is properly informed the annual Homeowner meeting is now scheduled for March 26, 2008. You will get information if provided for skylight installation and all information in regards to parking restrictions, workers, timeframes, etc. Please plan to attend, if you have questions regarding anything, please contact Regina Johnson at 303-908-4385. For the residents with Satellite dishes you will definitely need to pay attention to all correspondence and make sure you are aware that your dish will have to come down during siding installation and be reinstalled properly following the siding by your individual provider at your expense.

LOWER PATIOS MUST BE CLEANED BY MARCH 15, 2008

Every single lower patio must have all of the items that residents have been storing on them cleaned and removed from the property no later than March 15, 2008. For many of you, I have been very lenient in regards to letting you store your items on the patios, it is against the bylaws of the HOA and in order to properly install siding and trim your patios must be cleaned. Chairs and Grills can remain at this time however, all other items must be removed during the siding process. If you do not make arrangements to have these items moved at your cost, then the HOA will send in a junk collector to remove them and charge the resident for the cost of cleanup. If you do not comply, your individual unit is at risk of not getting siding or eventually sliding doors.

WESTERN STATES PROPERTY SERVICES HAS MOVED

Many of you show late payments as you have forgot to change the address on your electronic bill pay to the new address and the mail will not be forwarded to them after the month of April. You should have received your new coupon payment books and should reflect the new address. Please all correspondence, payments, questions, issues should be sent to: Western States Property Services, 9145 E Kenyon Ave, Suite 100, Denver, CO 80237. Phone number remains the same: 303-745-2220.

WINTER WEATHER REMINDERS

Snow removal: Our contract calls for snow to be shoveled when at least 2 inches has accumulated. Drive ways will be plowed as well. Please remember that if you demand that snow be shoveled continuously then it costs us extra which is extra money out of your pocket that can't be used for other projects. Be patient on snow removal and it will be done, if you experience problems please contact me at 303-908-4385 and we will discuss further. Snow removal is averaging about \$450 - \$650 an incident, more for larger snow amounts.

For the pet owners who have kindly been cleaning up after their pets, thank you, for those who continue to think that because there is snow on the ground does not give any pet owner the right to leave their dog waste there and be buried by the snow, please make sure you carry a bag at all times and clean up after your dogs. See the following notes regarding the harm of leaving waste sitting around the property. I am aware of the people who are not cleaning up after their pets and will be fining them, as I am very unhappy about myself and contractors on the property stepping in dog waste. This also means that if you allow your pet on your lower patio and don't clean up after them and allow it to accumulate, you too will be fined. All of these issues cause a very unsanitary and a health hazard to all residents.

DELINQUENCES – EMBARRASING

Our HOA dues collections are slipping badly. Anyone with a * has heard from the attorney's, or has been in court and/or is being garnished additional amounts each month but this is a slow process just like paying a mortgage or credit card debt. 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 – 4 units	\$3,782.82*	\$3,364.60*	\$5,723.05*	\$413.00*
11103 – 1 unit	\$12,583.80*			
11105 – 2 units	\$525.54*	\$193.00		

11107 – 2 units	\$386.00	\$658.00*		
11109 – 2 units	\$2,980.65*	\$830.00*		
11113 – 3 units	\$3,422.27*	\$785.00*	\$156.54	
11115 – 2 units	\$1,503.00*	\$183.00		
11117 – 3 units	\$4,939.10*	\$4,824.35*	\$2,041.53*	
11119 – 1 unit	\$705.00*			
11123 – 4 units	\$1,969.50*	\$416.00*	\$654.00*	\$193.00

**** Currently pursuing legal action to collect what is owed to the Association. Amounts are as of January 31, 2008.**

PROPERTY REMINDERS

1. **Noise issues:** Just a reminder, especially with it being a warm fall, many people like to be outside and many residents like to have guests over and their windows open. Please be courteous and understanding of your neighbors. 2 bedroom unit owners, please remember that someone lives below you and can hear you walk, run, etc on the floor which is their ceiling. Keep your conversations, music, and noise levels to a very reasonable noise level. Remember we have all kinds of professionals who live in the complex meaning that someone is home at all times and they may be working or sleeping during the day, evening or night hours. WE have one very rude resident who persists on causing grief to the surrounding neighbors and due to numerous fines and lack of response from this resident the legal process to start collections and foreclosure threats to the unit has begun, so please take this very seriously.
2. **Security companies responsibilities and hours:** Custom Security is who you need to contact at **720-870-0969** for noise issues, vandalism issues, domestic issues, or any type of criminal activity around the complex. Custom Security is available from 7:00 p.m. until 5:00 a.m. daily, if you have issues from 5:00 a.m. – 7:00 p.m., please contact the Aurora police. Please contact them for the vandalism issues at any time. **Turn on your porch lights it helps with safety around the property.**
3. **Unwanted household items and appliances:** As many residents have started spring cleaning or the removal of unwanted appliances and furniture, please remember that you should really make arrangements to have those items picked up by a junk removal or hauling company, not the trash company. I have seen furniture, computer monitors, and microwaves and TVs in the dumpsters, just so you know, if you are caught putting those items in the dumpsters, we are going to pass along the fee that is charged to the HOA for removing large or inappropriate items.

GET INVOLVED – BOARD POSITIONS AVAILABLE

We have had a lot of new residents on the property and there a couple of positions available on the board so if you would like to take part in what happens monthly on the property, we encourage you to join the board. If you are interested, please contact Ina at Western States Property Services. Note that March 26th, is the time for new elections and there will be several positions on the board that will be available. Please consider as the property needs to new involvement and ideas, some of your complaints may be great solutions for the new/existing board members.

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

JANUARY FINANCIAL OVERVIEW

The following is a quick overview of our monthly financial statement. If you have further questions please feel free to contact a board member or Western States Property Management for more information.

Beginning Balance – Operating accounts as of January 1, 2008	\$9,650.32
Receipts (HOA dues, parking fees)	\$26,864.91
Disbursements (insurance, electricity, trash, water, lawn, legal, etc.)	-\$(18,208.92)
Ending Balance – Operating accounts as of	\$ 18,306.31
RESERVES :	\$15,205.68