

ELEVEN-ONE-ELEVEN HOMEOWNERS ASSOCIATION

MARCH 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 – 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.

WHAT'S NEW – WHAT YOU NEED TO KNOW

In preparations for spring and what is happening around the property, we would like every resident to try to participate and educate themselves about our community.

Please mark on your calendar's 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). As this will be my last month of my term, any resident who has any questions about the property, the state of the HOA and anything is welcome to call and discuss, I think it is critical that you are educated about the what your HOA does for you and know what happens around your home. See contact information for ways to contact me directly.

As the current President of the Board I am asking every owner and tenant to try and attend this meeting, I do understand the busy schedules but please plan ahead now. You all need to be aware of the **changes** that will be taking place with the Board, **the increase in HOA dues** that will take place, how to get involved around the property, and what it means to be a homeowner/resident of 11-1-11 Condominiums. This will also be time for elections to the Homeowners Association board, there are positions available for owners who current with their HOA dues and would like to assist with the board responsibilities. It is very interesting job and great way to know your neighbors and be involved with your home.

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 3 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.

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.

Building Number	Amount Owed	Amount Owed	Amount Owed	Amount Owed
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 February, 2009.**

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.

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.

2) Winter/Spring weather safety:

With unusually warm temps many have started to water again, please note that we can easily have 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.

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. **Many have ignored this newsletter and this warning. You will now be individually warned and then fined.** 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 6th 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 Services, 9145 E Kenyon Ave, Suite 100, Denver, CO 80237. Payments are due no later than the 10th 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. Disposal of remodeling debris is the owners expense – do not put in dumpster or stand by dumpster. Call WSPS for information on disposal.

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