



# CPW News

Volume 3, Issue 5

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## Working For You:

**President:** Dean Carpenter  
**Vice President:** Marva Litt  
**Secretary:** Jane Betts  
**Treasurer:** Fred Thiele  
**Manager:** Sharon Greene

**Member:** Joe Betts  
**Member:** Taz Chaudry  
**Member:** Jeff Lally  
**Member:** Trent Merrifield  
**Member:** Steve Omerod

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## Join the Board!

As many of you know, each July at the annual meeting, elections take place for open seats on the CPW Board of Directors. Members are elected for 3-year terms and this July, seven of the nine seats will be up for election. Some current members will hope for re-election, while others will likely step aside to make room for new faces. And while July is still many months away, it's not too early to start thinking about joining the board and becoming part of a great group that seeks nothing more than to make a positive difference in our community. The commitment is small; board meetings are held once a month, usually on Tuesday evenings, and last between 2-3 hours. Occasionally members are involved in special projects or committees. Otherwise it's simply a matter of communicating with other members and the manager, helping resolve questions or concerns, approving exterior changes, and brainstorming on ways to raise money for future projects. So think about it and if you're interested, either let Sharon know ahead of time, or bring your

interest to the annual meeting on July 19, 2009 at 10:00 a.m.

## Good Guys Award

Anyone who walks a dog in CPW knows that there are several dog waste bag stations located throughout the neighborhood. What you may not know is that these bags are provided to us at no cost by Ron and Ann of Left Paw Pantry, a home delivery, natural pet food and supply company located right here in CPW. Many thanks to Left Paw for their generous nature and for their help in keeping the neighborhood clean and tidy! Want to learn more, see a menu, or try a free sample? Contact Left Paw Pantry at 303-652-6060.



## Plan Your Painting

IHOa involvement is not a spectator sport. Is your house in need of an exterior paint job? The best way to keep the outside of your home in good condition is to keep it well protected. Delaying this improvement could negatively affect the integrity of your home. Start planning now. Choose your colors, submit them to the board for approval and when winter's over, you'll be

## Crazy Drivers

In the last newsletter everyone was reminded to use caution while driving through the neighborhood, and to keep the speeds down. Well, it appears that this reminder went unnoticed by many people because the amount of speeding that's taking place, particularly on Niwot Square Drive, is unacceptable. While seasoned drivers are certainly a part of the problem, the majority of problems seem to be related to young drivers, including many that don't live in CPW. If things don't improve on their own, we will ask the sheriff to regularly monitor our neighborhood and start ticketing all violators. Please take heed, and if you're the parent of a young driver, make special mention of this to them and their friends. And, of course, if you see an infraction of the dangerous kind, please don't hesitate to notify the authorities.



## Advertising Made Easy

Did you know that you can advertise in this newsletter for as little as \$10/issue? Just contact Sharon at the office for more information and a publication schedule. Many thanks to the 2008 advertisers: MH Designs, NextLevel Property Management, and Vibrant Living.

## Carpoolers Sought

- Seeking someone who wishes to carpool Niwot to Broomfield area. I work near Jefferson County Airport (near Hwy. 36 and Interlocken Loop/121/128) so either somewhere close by or on the way!
- My hours are 8:30-5:30 but can be flexible a half hour on either side. Doesn't have to be every day.
- Please leave a message for Stephanie at 303-702-1290.

## Dues Reminder

4th quarter dues of \$79 must be paid by Dec. 25, 2008, otherwise a \$15 late fee will be assessed. Either mail your payment or simply drop a check into the black mailbox at the lovely new bulletin board.

## Meet the Board

Member at Large, Jeff Lally—A Boulder County resident since 1960, Jeff has lived in CPW with his wife Sharon since 1990. He is the owner of Unlimited Property Improvements, a home repair and remodeling company. Jeff is an avid fan of Colorado sports teams, enjoys gardening and admits to being addicted to “The Simpsons” television show. He was the president of the HOA at his previous home in Gunbarrel and joined the CPW board in 2006 because he decided that after 16 years it was time to get involved and try to make a difference. Jeff oversees most of the maintenance projects at CPW and anxious to hear from anyone willing to help in this regard.

## Trim it Back

Have you looked at your yard lately? Are bushes and ground-cover creeping out onto the sidewalk area? Are tree branches hanging so low that they could whack someone in the face while walking past? Is your tree causing trouble to your neighbor's or HOA property? If so, it's obviously time to do some cleanup and trimming. The board and manager have been very lenient about conditions such as those described above but have noticed that a few areas are getting out of hand. Before any “official” notices are sent out, the board hopes this generic mention resolves most of the problem areas.



## Bookmark This Page!

[www.cpwhoa.org](http://www.cpwhoa.org)

This site is your link to information on association news, current events, documents, as well as any neighborhood issues and problems.

There are several links including areas specific to homeowners. To access those areas you need a case sensitive username (**cpw**) and password (**niwot**). If you have suggestions on ways the site could serve you better, send a message to [webguy@cpwhoa.org](mailto:webguy@cpwhoa.org).

### Seniors Can Save on Property Taxes

If you are 65 or older, have owned your home for at least 10 years and lived it in as your primary residence, then you could be eligible for a break on your property tax bill.

The senior property tax exemption makes 50% of the first \$200,000 of the actual value of a senior's primary residence up to a maximum exemption amount of \$100,000. The exemption does not reduce any fees that a taxpayer might pay for things such as mosquito control, but it does affect all the various tax districts that residents are subject to. In addition to reducing the basis of the county property tax, a senior's obligation for the various mill levies that go to the school district, water district, fire district, etc., are reduced as well. According to a deputy assessor with Boulder County, the average savings is between \$500 and \$600 for qualifying properties in Boulder County.

According to the Assessors website, the homestead exemption is available to seniors who meet three criteria:

1. You must be at least 65 on Jan 1 of the year in which he or she qualifies.
2. You must be the owner of record and must have been the owner or record for at least ten consecutive years prior to Jan 1.
3. You must occupy the property as your primary

residents and must have done so for at least ten consecutive years prior to Jan 1.

Seniors who meet these requirements are required to submit a form to the county by July 15 of the year in which the exemption is being claimed. If a senior has applied once, they are in the system and need not apply in subsequent tax years. However, the surviving spouse of a previously qualifying senior must reapply.

For more details and an application form, visit [www.bouldercounty.org/assessor](http://www.bouldercounty.org/assessor) and look for the Senior Tax Exemption heading. Or contact the Boulder County Assessor's office at 303-441-3530.

### Tired of broken sidewalks or bad streets here in CPW?

**Boulder County has implied that they will only take notice of us if we make enough noise. So as many individual CPW residents as possible need to contact Boulder County's Road Maintenance Department at 303-441-3962 and let them know your concerns.**

**Everything else around here is looking so much nicer; hopefully with everyone's help, so too can the streets and sidewalks.**

*Wishing everyone at CPW a very happy holiday season and an extraordinary new year!*

