



# CPW Quarterly News

December 2009

## Working For You:

President: Dean Carpenter

Vice President: Randy Blondeau

Secretary: Mat Taylor

Treasurer: Margaret Hess

Manager: Sharon Greene

Member: Taz Chaudry

Member: Paul Gibb

Member: Jeff Lally

Member: Trent Merrifield

Member: Steve Omerod

Cottonwood Park West Homeowner's Association

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(303) 652-2537

[www.cpwhoa.org](http://www.cpwhoa.org) ☺ [email\\_manager@cpwhoa.org](mailto:email_manager@cpwhoa.org)

## Website Update

As most of you know, CPW has had its own website for almost three years now. But when Fred Thiele, our original webmaster, moved with his family to Germany earlier this year, the board members were faced with the daunting task of trying to manage the website themselves. Until Chester Shans came to the rescue. Chester has been helping with the website all along, but behind the scenes. He has now agreed to fully take it on. (And the board breathed a huge sigh of relief when they heard the news!) The website contains current news, history, documents, calendar, board minutes, past newsletters and more. There are also maps showing Niwot area trails, as well as email and feedback links. Chester has updated several areas of the site and welcomes any input or comments. Check it out at [www.cpwhoa.org](http://www.cpwhoa.org). To access the residents only page, the username is **cpw**; the password is **niwot** (both lower case). Three cheers for Chester!

## Input Wanted

This is YOUR homeowner's association and through the board of directors you're letting a handful of people represent you. Make sure they are representing you and your views properly. Don't be shy about sending feedback their way. You can always leave a note in the black mailbox by the bulletin board, or visit the website and click the feedback link. And remember that homeowners are always welcome to attend board meetings. The meeting schedule is posted on the website and on the bulletin board.

## Improvements Abound

Many thanks to those of you who were contacted by the HOA regarding non-working vehicles, yard debris and creeping limbs. Without exception, everyone was extremely understanding about the request and glad to cooperate. With the assistance of these folks, the appearance of our neighborhood continues to improve!

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## Who's Living in Your House?

A request to off-site owners who rent out their homes...please contact Sharon and let her know who your tenants are and how to reach them if needed. And when signing a lease, please make sure your new tenants are aware of all HOA rules and regulations. Thank you!

## Sidewalks are for Walking

Apparently there is some confusion about the sidewalk in front of the mailboxes and who has "right of way." To clarify...sidewalks are for exactly that...walking. Understandably, because of the design of the current mailboxes, many residents drive up onto the sidewalk to retrieve their mail. And the HOA is fine with that, as long as caution is used. But pedestrians have the right of way and if someone is walking on that sidewalk, vehicles must either wait until they are clear, or pull over, get out of your vehicle and walk over to the mailbox. At no time does a vehicle take the right of way from the pedestrian. If anything about this is unclear, please contact Sharon.

## Weed Control...or Not

Are you interested in exploring alternate weed and lawn health care options for HOA grounds, including reduction or elimination of pesticide use on the grassy areas? Contact Noel at [dropaknee@mac.com](mailto:dropaknee@mac.com).

## Road Repair Update

The good news is that the 2010 budget includes resealing Miro and Totara (the roads that CPW owns). Although we don't have an actual date yet, residents on those streets are forewarned that sometime in Spring the repairs will occur and you won't be able to park or drive on your streets for a short time. Of course, you'll be kept updated as the scheduling progresses.

The bad news is that Boulder County has not reached a resolution yet for the repair of the rest of our streets. At the current time the County has no money for such repairs (not just at CPW but everywhere in unincorporated Boulder County). They are working with neighborhood representatives to determine the best alternative means for creating financing for road repairs. The current discussions include possible assessments and/or a special local tax. Stay tuned!

## Energy Corps Audit

Many thanks to the 20 households that participated in Boulder County Energy Corp's Free Energy Assessment program and thanks to President Dean Carpenter for getting CPW on their list. Hopefully everyone learned some interesting information about saving on energy costs and are already seeing benefits from the devices installed by the Corps members.

### **Feeling Stressed by the Holidays?**

*Have your tension and stress melted away with a relaxing massage.*

*My specialties include:*

*Foot massage: Reflexology and Ashi Anma, (Japanese Foot Massage)*

*Hot Stones: Great for Winter. The stones bring the healing energy of the earth.*

*Swedish and Therapeutic massage: Relaxing. Areas of chronic pain addressed*

*Manual Lymph Drainage: Supports the immune system in cold season.*

***Yogo Lea Roberts, CMT***

*303-652-8633 303-725-9657*

*\$45.00 Per hour—10% discount for CPW Residents*

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## **Complaints, Concerns and What's Up With That?**

*(Forms can be left in the black mailbox at the bulletin board, given directly to the manager or any board member, or mailed to P.O. Box 421, Niwot, CO 80544.*

Date:

Name of person submitting form (required):

Street address, phone, email:

Complaint, concern or comment:

Action Requested: