



CPW News

Volume 3, Issue 1

January 2008

Working For You:

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

Member: Joe Betts
Member: Jeff Lally
Member: Trent Merrifield
Member: Steve Omerod
Member: Lea Roberts

Cottonwood Park West Homeowner's Association
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2008 Dues Packets Are Mailed

By now everyone should have received their annual packet containing the 2008 dues payment coupons, late fee policy, letter from President Dean Carpenter, and financial information. If you have not received yours, or if you have any questions about any of the information presented, please let Sharon know.

Board Update

The CPW Hoa Board usually meets monthly to discuss the issues and needs of our neighborhood. Topics currently being discussed include revamping the HOA Rules and Regulations (the board encourages your input), addressing rule violations and fine schedules, dead trees, general improvements, finances, concerns and requests by homeowners, and the general upkeep and appearance of each property. Anyone is welcome to attend the meetings. Upcoming meetings are

⇒ Tuesday, **February 5**, 6:30 p.m. at 6842 Camelia (Lally House)

- ⇒ Tuesday, **March 4**, 6:30 p.m. at 6960 Niwot Square Dr. (Betts House)
- ⇒ Tuesday, **April 8**, 6:30 p.m. at 7675 Matai Ct. (Thiele House)
- ⇒ Tuesday, **May 6**, 6:30 p.m. at 6992 Miro Ct. (Litt House)

Reminders and an agenda are posted on the bulletin board several days before each meeting.

Politically Speaking

***A call to all Civic Minded,
Politically Frustrated,
Potentially Voting Adults***

Do you have a passion for politics? A love of discussion and debate? An interest in learning more and sharing opinions about candidates and the issues ahead in 2008? Then consider participating in a neighborhood Democrat, Republican, or Independent group, shaped by you in mission and goals. If you are interested, contact Carol Wissink at 303-652-2347, who will help organize each group.



Website Continues to Improve

Webmaster Fred Thiele and his trusty assistant Chester Shans continue to make improvements and additions to our website (www.cpwhoa.org). We hope more of you are taking advantage of its offerings. Some of the information you can find on the site includes



- ◆ Current Board Member bios
- ◆ News and Information including the date for the next board meeting, minutes and past newsletters
- ◆ Information about the history of CPWHOA
- ◆ Information on the parks and trails
- ◆ Email the board or manager
- ◆ Rules, regulations, bylaws, covenants, forms
- ◆ General neighborhood news

To access the secured residents page, 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. And please don't forget to send us your email address so we can contact you electronically if needed (manager@cpwhoa.org).

Don't forget the Committees

Just a reminder that there are several committees in the neighborhood working towards accomplishing various goals, from long-term improvements, to event planning, to keeping the neighborhood clean and in good working order. The organizers of each committee would love to hear from anyone interested in participating.

- ◆ **Improvements & Maintenance**—Jeff Lally—652-2760
- ◆ **Connections**—Carol Wissink—652-2347
- ◆ **Newsletter**—Sharon Greene—652-2537
- ◆ **Garden Club**—Leslie Drennen—652-3069

Ad Space Available

Help offset the costs of producing this newsletter by an ad for as little as \$10. Contact Sharon at 303-652-2537 or email manager@cpwhoa.org.

Landlord/Tenant Relations

As in most neighborhoods, the majority of the homes in CPW are owner-occupied, with a handful of rentals scattered throughout. With a few exceptions, the rental residents take as much pride (sometimes more) in the appearance of their homes as an owner resident.

Tenants living in CPW are responsible for adhering to the same rules that apply to owners. This newsletter is distributed to all homes and mailed to all off-site owners so tenants and landlords alike stay updated along with everyone else. The homeowner (landlord) is ultimately responsible for the actions of their tenants and the condition of their property.

Finally, Sharon would like to hear from all off-site owners (or their tenants) to know who the tenants are and how to reach them if necessary. Send an email to manager@cpwhoa.org or drop a note in the black mailbox.

Crime Doesn't Pay

There has been some recent vandalism in our neighborhood relating to an exterior change that someone had made. A new light fixture was installed, which someone presumably had a problem with, and spray painted it, as well as a part of the house. ***This is not how issues should be dealt with!***



If you have a problem with something a neighbor has done, is doing, or is not doing and you're not comfortable talking directly to them, talk to the HOA manager or a board member. Do not take matters into your own hands. And please, if anyone has any information about this incident, or any other vandalism, contact the Sheriff at 303-441-4444.

Here We Go Again

It seems that with the return of winter, cold and snow, dog owners are either becoming less considerate or just lazier when it comes to cleaning up after their pets. Nothing ruins a nice walk around the neighborhood than seeing, or worse yet, stepping in, Fido's calling card. Not only is it gross, but it's also illegal when you don't pick up after your dog. If the Sheriff gets a complaint, you could be ticketed. If you forget your own bag, you can always find one in the Mutt Mitt dispensers (there's one in every park), courtesy of Left Paw Pantry (303-652-6060). Do yourself and everyone else a favor, pick it up!



Speaking of Cleaning Up...

We also want to remind everyone of their responsibility when it comes to shoveling snow on their property. Every owner and/or occupant is responsible for snow removal not only of your driveway, but also the sidewalks adjacent to your home—even if you are out of town. In general, snow must be removed from sidewalks within 24 hours after snow stops falling. We have received several complaints that some sidewalks are not being cleared at all. If you are not physically able to do this type of work, perhaps we can hook you up with someone in the neighborhood who you can hire at a reasonable rate.

Good Guy Award

Many thanks to Jim H. for offering his expertise in welding and repairing the basketball backboard. It had become a safety hazard and Jim not only came to the rescue by repairing it, but he also saved the HOA the expense of having to purchase a new one. Thank you Jim! If there's a project that you'd like to help with, don't hesitate to contact Sharon and she'll help with the particulars.



No Roadrunners; Just Coyotes

Have you heard the howling at night lately? Several coyotes have been spotted and/or heard in the back of Manila Park and beyond. They are usually out after dark and, when feeling particularly bold, have been seen walking the neighborhood streets very early in the morning. If you're out during these times, particularly with a pet or small child, please be aware. And those of you with cats who wander outside at night, be particularly aware of what's living out in the fields. And if the need arises, don't hesitate to contact Boulder County Animal Control or the Sheriff at 303-441-4444.



You Can Be Imortalized!

Be a part of Niwot forever! Bandstand Bricks, with the engraving of your choice, are available to purchase for as low as \$50. Once enough orders are placed, the batch is sent off for engraving. Contact Tim and Carrie Wise of Wisebuys Antiques in downtown Niwot for all the details and order forms.



Meet the Board

President, Dean Carpenter—Dean has been a resident of CPW for almost 25 years, raising two children and watching Niwot grow. He is currently a software engineer for Cisco Systems (the internet company) and looks forward to getting outdoors everyday to walk his beagle, Gemini. He was previously on the board of St. Vrain Express Soccer Club and spent many hours coaching teams and refereeing games. He thinks we have a great neighborhood and is working hard to make it better.