



CPW Quarterly News

June 2010

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

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Annual Meeting July 17th!

Please plan on joining the board and your neighbors at the annual meeting on Saturday, July 17 at 10:30 a.m. in Central Park. Refreshments will be provided.

At the meeting you'll hear updates on what the board has been working on for the HOA, including a review of projects completed and what's planned next. Of considerable discussion will be replacing the current mailboxes with cluster locking mailboxes. Other specific items that will be addressed include neighborhood watch, the new well house and pump system, how to handle trash cans in CPW, and as much of an update from Boulder County Road Maintenance as is possible. Plus a review of finances and the new budget.

Finally, elections will be held for vacant board positions. If you or someone you know would be interested in filling one of these positions, either contact Sharon or a current board member for more information, or simply come to the meeting and express your interest. Board meetings are held monthly, usually

on the 2nd Tuesday, at 6:30 p.m. Involvement on the board includes attending board meetings as you're able, reviewing homeowner requests, addressing homeowner concerns, and occasionally helping with project research or coordination.

As you can see, there are a lot of important issues to be discussed at the annual meeting, so please plan on attending. Every homeowner at CPW has a vested interest in the future. Make sure you're well informed and that your voice is heard!

DIY Meets CPW

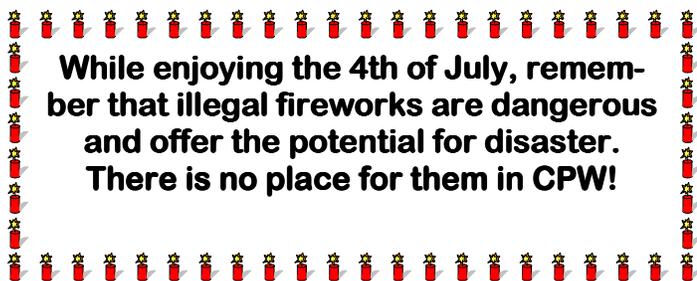
As most everyone knows by now, in early June, the DIY Network (Do It Yourself) came to CPW for a Desperate Landscape makeover at 7771 Nikau Drive and boy did that add some major excitement to the neighborhood! For two days there were dozens of workers, countless pieces of machinery and some very excited homeowners as their front yard (plus some) was transformed into a work of beauty. If you haven't been past the house to see the final product, be sure to take a look. At publication time, the episode's air date was scheduled for Wednesday June 16 on DIY Network but if you missed it you can probably find it on-line somewhere.

Future Neighborhood Events?

For the past few years, the CPW community has held several social events: wine and cheese parties, summer pot lucks, FACs, garage sales, end of season soirées, etc. This year there have only been two events: the garage sale and the annual meeting. Had you hoped there would be more? As we've mentioned, additional events will only be scheduled if we know there's interest not only in attending, but also organizing. So if you're willing to help plan *and* execute a social event, please let Sharon know. And if you have suggestions on how to improve over previous year's gatherings, don't be shy about sharing your ideas.

Garage Sale Deemed Major Success!

The 4th annual CPW neighborhood garage sale was held on June 12 and despite the cold temperatures and endless rain, most folks deemed the event fairly successful. 23 homes participated and from early morning to mid afternoon the streets and sidewalks were scattered with folks looking for the perfect deal or special treasure. One shopper even commented that they come every year and it's always the best sale around. Given the circumstances, most sellers were very pleased with the outcome. Many thanks to everyone with special kudos to the Connelly's for the hot dogs. Brilliant!



Teens on the Green

This summer, the Teen Theatre on the Green group is once again presenting theatre in CPW's South Park. The first production is underway; slated for presentation June 18. The second will be presented July 22. Help support these aspiring actors by attending their productions and cheering them on! For more information contact Kathy Raczkowski at 303-652-2238.

Was that Approved?

As everyone homeowner or resident at CPW should know, being part of the CPW community means following the Bylaws, CC&Rs and Standards and Guidelines (aka Rules and Regulations). Per those rules, homeowners are required to submit requests for all exterior changes or improvements to the board for approval. Again, this applies to *all* exterior changes or improvements, whether that improvement is a true change or simply an update to something existing. So whether you're replacing a fence, or windows, or the roof, or painting, building a deck, maybe you want stucco or a shed or even want to tear down your house and start all over again...you need to submit a request for approval. If you need clarification on this rule or how to go about submitting a request, don't hesitate to talk to Sharon or any board member. And please, don't be intimidated by this rule; the board is pretty open minded when they consider requests.

Trash Can Update

Speaking of rules and regulations, one rule that the board has long overlooked is the one stating that "garbage cans and recycle containers should be stored in the garage, preferably, or in a side yard out of view of the public except for on pick-up day." After all, who has room for all the containers we're required to have these days? But because the office is getting more and more complaints about this (seriously, there are a lot of complaints!), the board is going to have to start cracking down and better enforcing this rule. So beware that in the next few weeks the office will begin contacting folks who need to address the issue of their garbage container placement.

www.cpwhoa.org

This is your link to neighborhood news plus gains you access to minutes, newsletters, forms and more. To access the resident section, note the username (**cpw**); and password (**niwot**); both lower case. If you have suggestions on how the site would be more useful, please send your suggestions to webguy@cpwhoa.org.

Approval Request Form for Exterior Improvement/Modification

Date: _____ Name of Person submitting request: _____

Address, phone, email: _____

Improvement/Modification proposed (circle one)

Deck Painting Roof Doors/Windows Fencing Other

Please use additional paper for descriptions of improvement and include any color or material samples, drawings, brochures, etc. Remember, you need approval prior to starting your project. Forms can be left in the black mailbox by the bulletin board or given directly to the manager or any board member.

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: _____