



CPW Quarterly News

Summer 2013

Working For You:

President: Randy Blondeau

Vice President: Dean Carpenter

Secretary: Taz Chaudry

Treasurer: Justin Zarecki

Manager: Sharon Greene

Member: Denise Chamberlain

Member: Laura Hillstrom

Member: Jeff Lally

Member: Trent Merrifield

Member: Chester Shans

Cottonwood Park West Homeowner's Association

P.O. Box 421, Niwot, CO 80544

(303) 652-2537

www.cpwhoa.org ☺ email_manager@cpwhoa.org

The CPW Bulletin is now being distributed electronically. Contact Sharon if you have any questions about this change.

CPW's First E-Vote

As mentioned in the last bulletin (and in several recent emails), the state laws that govern HOAs in Colorado have changed, mandating all HOAs to conform with new guidelines. CPW has been working with an HOA lawyer on revising the CPW HOA Covenants, Conditions and Regulations (CC&Rs) so they comply with the new laws. Since the document has to be changed for *that* reason, the board members felt they would be remiss if they didn't also make updates to some of the CPW-specific rules to better reflect today vs. the 1970's. Those main changes include: emphasis on keeping properties well maintained; no pop tops or roof decks (for privacy reasons); specific guidelines about the approval process; restrictions on animals and flexibility for the HOA dues to be raised more than 3% per year. Pretty much everything else is the same as what's in the old one, it's simply presented

differently in order to comply with the new laws.

Now it's time for the membership to vote on the new document. Laws require a vote with at least 67% approval by the membership. In the past, obtaining that vote required a significant door-to-door effort by the board and other volunteers. To expedite the voting process, our webmaster (Chester Shans) has designed a secure electronic voting method for the proposed new document. Electronic voting will be enabled on June 15 and will remain open until July 15. Every homeowner who has registered their email with the HOA office will receive instructions on the voting process. Homeowners whose email the office does not have, will have their voting packets hand delivered to their CPW house. Off-site owners without emails will be contacted through the U.S. Postal Service. Results will be announced at the Annual Meeting on July 20.

Don't worry, it's not as complicated as it may sound. But if you have any questions, don't hesitate to contact the office or any board member.

Annual Meeting

If you've ever thought about attending an annual meeting of CPW/OA, this year is the time to do it. It's being held Saturday, July 20, 2013, 10:30 a.m. in Central Park. Main topics will be the vote for the new CC&Rs, a presentation on the Subdivision Road Rehabilitation project by Boulder County (continue reading this bulletin for more info on this), discussions on the new drought-friendly landscaping concept and more. It's also a great chance to talk directly with board members and learn in more detail what CPW/OA is all about. Plus elections take place for board membership. Members are elected for 3-year terms and this year three of the nine seats are up for election. Some current members will seek re-election, while others will step aside to make room for new faces. The commitment is fairly minimal. Meetings are held once a month, on Tuesday evenings, and last between 2-3 hours. Occasionally members are involved in special projects or committees. Otherwise it's mainly communicating with other members and the manager, helping resolve questions or concerns, approving exterior changes, and brainstorming. So please give some serious thought to becoming a part of the Board. Contact Sharon or any current board member for more information. Refreshments will be provided. We hope to see a record number of you there!

What a Website!

"Holy CyberSurfing, Batman! The CPW website is really cool!" Chester Shans, our webmaster and newest board member, has been working like a madman lately. The website has new links, new information, newly-formatted pages, e-voting, and much more. If you haven't visited for a while, take a moment to check things out. Visit www.cpwboa.org. To access the residents page: **username cpw, password niwot (both lower case)**. If you have any comments about the website, be sure to send Chester a note.



Subdivision Road Rehabilitation

For years it's been a hot topic around unincorporated Boulder County...the deteriorating conditions of the subdivision roads. And CPW's roads are some of the worst. Well, there's news to report, which to many in CPW will be viewed as good news. Boulder County is committed to creating and implementing a definite plan by early 2014 to address this issue. The County Commissioners and Transportation Engineers have been working with a group of over 15 citizens throughout the County (including our manager Sharon) to create a ballot initiative that will create continual funding for the roads. This Public Improvement District (PID) provides for a small tax based on assessed value of each property. This proposed PID will cost CPW homeowners somewhere in the range of less than \$200/year and is tax deductible. Boulder County would contribute 20% per year, ongoing. If this PID (which will be voted on in November) does not pass, then the County Commissioners have the legal authority to invoke a LID (Local Improvement District) without any vote from citizens. A LID is less equitable because all homes would pay the same (\$1,000,000 houses pay the same as \$300,000 houses), it would be an assessment from Boulder County that would not be tax deductible and only provides for immediate, but not ongoing, solutions. You will be hearing a lot about the PID through town meetings and HOA meetings as well as in various newspapers. For more information than you could possibly want, visit the Boulder County Subdivision Road Paving website at bouldercounty.org/subdivisionpaving. Sharon can clarify anything if you need.

Got Clutter?

It's one of the most talked about events of the summer—the annual CPW Neighborhood Garage Sale. This year's sale is Saturday, June 29 starting at 8 a.m. As usual, CPW will run ads in the local papers and place signs. You simply need to get organized, set up in your yard, garage, driveway, etc., and sell your stuff. As always, kids are encouraged to set up cold drink stands!



Niwot Needs Event Volunteers

It has been decided by the Niwot Cultural Association that they will not be producing Niwot Nostalgia Days this year. In its place, the Niwot Business Association will be presenting the 2nd Annual Left Handers Day on August 10, 2013. This coincides with National Left Handers Day the following week. The event will include a full day of festivities on the 10th, a week of business promotions and features throughout the week, and concludes with Jazz on 2nd Ave. on Saturday, Aug. 17.

Activities planned for Left Handers Day include a Car and Motorcycle Show, Beer Garden, bands and music throughout the day, kid's events, history and culture events, left-handed games, and a left hand sculpture scavenger hunt. All events will be held at Cottonwood Park Plaza and 2nd Avenue. The NBA is looking for volunteers to help in the pre-planning, designing and production of the day. If you are interested in helping out, please email CPW neighbor Denise Chamberlain at denise@niwot.com. They are looking for folks to help with music, security, games, marketing, logistics and coordinating.

Handy Helpers Making Progress

Boy do we have some enthusiasm here at CPW. The Handy Helper group has already made terrific progress on some of the projects and more are ready to get going. The two CPW garden areas (Central Park and Niwot Rd. entrance) are looking lovely thanks to the efforts of Trish, Akane, Ocean, Sharon, Jeff, Chester, Leslie and Tucker. And the paint on the shed off of 79th St. has been spruced up thanks to Chester and

Deb. Plus Chester, Jeff and Sharon did a great job getting things set up for the Party in Manila Park. There's plenty more to keep the group busy so keep your eyes open for more improvements as they occur!



Fun Around Town

With the summer season comes many great local activities and events. For a complete listing visit www.niwot.com/events. Upcoming events include:



- **Rock N Rails**— Each Thursday evening through August at Whistlestop Park in downtown Niwot. An impressive line-up of performers, various vendors, food, drink, dancing and loads of fun. You're guaranteed to see CPW neighbors on any given Thursday.
- **1st Friday Art Walk**—Held on the 1st Friday of each month, this event offers an evening of art, music, shopping, and refreshments throughout Niwot. Stroll through downtown and Cottonwood Square for fun and more. Bring the whole family!
- **Niwot's 4th of July Celebration**—Includes a pancake breakfast at the Niwot Market, downtown parade, live music, and more.
- **July 7 Niwot Criterium**—Promoted by Sanitas Sports, it's a Front Range classic bicycle race. This technical 1 mile course through historic Niwot provides an exciting day of racing, full of break-aways, shattered fields, and tactical moves. Come watch along 2nd Ave.
- **Aug. 10 Left Handers Day**—Food, games, music, and fun. See the notice to your left. (No pun intended!) 
- **Aug. 17 Jazz on Second Ave.**—Details TBA.
- **The Dougherty Museum**—Located off Hwy. 287 (on the east side) as you head to Longmont, this museum shouldn't be missed. Open June thru August, Friday/Saturday/Sunday, you'll have a great time wandering through the aisles of vintage autos, firetrucks, tractors, musical instruments and more. For more info call 303-776-2520.

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

1. 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. While the board will continue to make every effort to give approval within a few days, please do not assume such a quick turnaround. In some instances the board cannot approve via email because of the need for face to face discussion at their monthly meeting, of the 4th Tuesday. So please plan ahead when preparing to ask for approval.

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: _____