

Cottonwood Park West Homeowner's Association



CPW Quarterly News

Summer 2014

Working For You:

President: Randy Blondeau
Vice President: Chester Shans
Secretary: Dean Carpenter
Treasurer: Laura Hillstrom
Manager: Sharon Greene

Member: Denise Chamberlain
Member: Taz Chaudry
Member: Jeff Lally
Member: L.J. Suzuki
Member: Justin Zarecki

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Annual Meeting: July 19, 9:30 a.m.

Yep, it's that time of year again. The *one* time each year when you, CPW/OA members, are asked to make a little adjustment to your normal schedules and busy lives, to attend the annual HOA meeting.

Admittedly, there are more exciting ways to spend a couple of hours on a July Saturday morning, but come on, it's not that bad! Central Park is usually quite nice that time of morning, we always serve something yummy, we've increased the number of real seats available, it's refreshing to talk with neighbors and hear their point of view on things and it's helpful to directly hear from the board members and strategize about how CPW can, or needs to, improve.

Topics being presented and discussed this year include the never-ending CC&R election, Boulder County Road Maintenance, finances, and projects that should occur. There will also be elections for vacant board seats; this year



we'll be looking to fill three positions. Members are elected for 3-year terms. The commitment is fairly minimal. Meetings are currently 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. It may sound corny, but the old adage "It takes a village," really does apply to our little CPW community. So please give some serious thought to becoming a part of the Board but at least please come to the meeting on the 19th. Contact Sharon or any current board member for more information.

Handy Helpers Back in Action

There are several projects ready to get started on by Handy Helper volunteers, including installing new trash cans, installing street signs, sign re-painting and flower bed tending. Please contact Jeff and Sharon for more information.



www.cpwhoa.org

Changes keep occurring on the CPW website; one of the most recent is the addition of a resident's blog. The website also contains current news, history, documents, calendar, board minutes, past newsletters and more. There are maps showing Niwot area trails, as well as email and feedback links. Check it out at www.cpwhoa.org. To access the residents only page, the username is **cpw**; the password is **niwot**, both lower case. Thanks as always to Chester for keeping the site moving in a great direction!

Events Report

The annual May gathering was held on the 31st, for the first time on a Saturday instead of Friday. The change seemed to be a positive one because more people attended than ever before—57 people from 33 properties. It was a casual and friendly event and so fun to relax and catch up with friends and neighbors. Hope to see even more of you next year!



Then on June 28 we held the annual garage sale. The talk of this year's sale was 10-year old Claire, who with the help of her friend Matias (who grew up in CPW), built, painted and sold birdhouses, with all proceeds going to the Longmont Humane Society and Children's Hospital. (Claire being a former patient.) Claire raised over \$200 and serves as a reminder to us all what it means to be a good neighbor and kind person.

Sorry But It's Still a Topic

For most of you, it sounds like a broken record...the continuing talk about the new Colorado laws regarding HOAs and how we need to change our CC&Rs to reflect those changes. And how since we legally have to do that, the board thought it would be prudent to also update some of the CPW-specific things written in the 70s, to better reflect today's CPW. And merge the two plats into



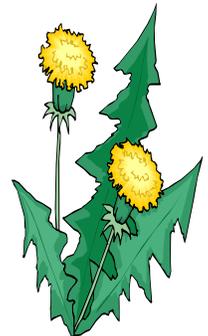
one. And how we have e-voting available on the website but that anyone who wants to vote with a paper ballot can request one or get it at the bulletin board.

Yes, most of you have not only heard it but you've paid attention to it and you've voted. Unfortunately, however, not enough of you. And frankly, the board doesn't understand why. They've tried to make it easy. They've tried to make it unobtrusive. They've certainly given plenty of opportunities. And they've continued to emphasize the need for total participation. So now they're gonna get serious.

Anyone who hasn't voted should expect a visit from a board member to discuss your lack of participation. Obviously the best way to prevent such an interruption is to vote and vote soon. Needless to say, this will be fully discussed at the annual meeting.

A Weedy Subject

Earlier in the season, when the dandelions were in full bloom, it was pretty obvious that the common CPW areas (Central Park and the 79th St./Niwot Rd. perimeter) continue to have major issues. For a few years, those areas had herbicide applied and admittedly there was improvement. But because of concerns raised by some neighbors, the board elected not to have that spraying done in the past three years. Thus the major return of the weeds. The board doesn't want to make any decisions on how to proceed without getting input from the membership. Are enough folks willing to commit regularly-scheduled time to pull/dig weeks each season? Who feels the possible positives of spraying outweigh the possible negatives? One thing the board does know...there is not a valid solution involving "organic spraying" so please keep that in mind when you offer your thoughts. And please do offer them, otherwise the board will be making an important decision without good input.



Take the Bus!

Neighbors are talking about Eco Passes. An Eco Pass is an annual ID card that provides free and unlimited rides on RTD buses and light rail trains. The price is right because Boulder County will subsidize the first year of our program. Please stay tuned for more about this exciting development. If you're interested in getting involved, please contact Sharon and she'll put you in touch with the Eco-Pass Committee. If we can get this launched, the program will likely begin in January.



Looking Good!

Have you noticed all the improvements going on around the neighborhood? New roofs, lots of new paint, fun new landscaping, windows...congratulations to you all for not only sprucing up the overall look of the neighborhood, but also for being so great about getting board approval. Almost without exception (for some reason people seem to forget that roofs fall into the exterior change/improvement category), all the projects you see taking place have gone through the appropriate approval process. And everyone comments on how quick and easy it is. So keep those requests coming in and the board will keep sending back the approvals!

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 turn-around. 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.