

Cottonwood Park West Homeowner's Association



CPW Quarterly News

Spring 2011

Working For You:

President: Dean Carpenter
Vice President: Randy Blondeau
Secretary: Taz Chaudry
Treasurer: Justin Zarecki
Manager: Sharon Greene

Member: Denise Chamberlain
Member: Doreen Gross
Member: Jeff Lally
Member: Trent Merrifield
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Hot News in 2011

By now everyone should have received their 2011 dues packet and coupons and have already made your 1st payment for 2011. Those who send automatic payments from your banks, please remember to change the amount. As always, contact Sharon if you have any questions.

As some folks know, 2011 in CPW started with some heat, specifically on the west side of Nikau at 7786 where there was a house fire on January 14 at around 6:00 p.m. No one was home when it started except a dog who was uninjured. An observant neighbor noticed an orange glow in the living room and immediately called 911. Thanks to the quick efforts of Mountain View and Boulder Rural Fire and Boulder County Sheriff Depts., the fire was quickly extinguished but has considerable smoke, water and fire damage. No other property was damaged. At the time of this printing, there is no update on the status of this property. The HOA is working on obtaining the latest information and will keep those concerned, updated as relevant infor-

mation is gathered. In the meantime, thank you to everyone who helped and expressed concern. Because of watchful neighbors and quick thinking, an unfortunate incident was kept from becoming a major tragedy. True CPW style!

Senior Food Assistance

Attention residents 60+ years and older. If you are on a limited income you may qualify for Elder Share, a food assistance program that provides help to qualified seniors. Elder Share is a program of Community Food Share and provides supplemental groceries twice a month. Call 303-652-1307 for an application or more information. Thanks to Steve for passing on this information.

Home Sales Abound in CPW

Homes in CPW sold at an impressive rate in the last quarter of 2010 and 1st quarter of 2011 (5 total), not bad given the unsettled economy. Although sale prices have been affected by said economy (\$222,000 to \$289,000), encouraging signs are evident so hang in there everyone! And welcome to our new neighbors on Nikau Dr., Nikau Ct., and Totara Pl.

Good Guys Award

We all know that CPW is a great neighborhood and in the past few months the HOA has been seeing some solid evidence of that. **Chester** (our esteemed webmaster), donated a laptop computer and application software to allow the office be more streamlined. Then **Joe** used his high speed capability (Sharon is still on dial-up; keep the laughing to a minimum please!) to download some useful files. **Justin** then donated a wireless card which Joe will teach Sharon to use. Finally, Chester will step back into the forefront by developing a database specific to help the office more easily keep track of various aspects of managing the association files. Yup, thanks to these fine gentlemen, CPW is finally moving into the 21st century!

But that's not all. One of our younger residents, **Isiah**, donated his time late last year to apply a protective oil to the new playground border in Central Park. And **Jeff, Doreen** and **Shawn** volunteered time and muscle this winter chipping away at the mound of ice that developed at the 79th St. entrance.

Thanks to all of you for sharing some of your valuable time and resources to help the neighborhood! It's appreciated more than words allow.

Events at CPW

In years past, the CPW community has held several social events: wine and cheese parties, summer pot lucks, FACs, garage sales, end of season soirées, etc. but lately we've kept things pretty quiet on the social end while Sharon has been waiting to hear from folks who are willing to help plan *and* execute such events. In the meantime, as a show of good faith, Sharon will get the ball rolling with an FAC in Manila Park on May 13 beginning at 5:00 p.m. Bring a snack to share and CPW will provide some beverages but if you have a favorite, bring it! Meantime, for those who mark their calendars, the annual meeting is scheduled for July 16 at 10:30 in Central Park and the date for the garage sale (most likely in late June or early July) will be announced before too long.

This Subject is Getting Doggone Old!

It's amazing that it has to be mentioned again but here goes: It is every dog owner's responsibility to pick up after their dog. If your dog poops *anywhere* other than *your* property (this would include sidewalks, streets, parks, trails, other peoples' yards), you *must* pick it up and take it with you. No ifs, ands or buts. Ninety percent of CPW dog walkers are very good about this aspect of dog-ownership, but the 10% that aren't have been making it pretty lousy for everyone else. If you are seen to be in violation, someone has the right to contact animal control and have you and your dog ticketed (hint: owner of big dog who regularly stops at the entrance on Niwot Rd...are you listening?). And as always, thanks to the folks at Left Paw Pantry (303-652-6060) for providing pet waste stations throughout the neighborhood.

And while we're on the dog subject, please remember that *all* dogs must be on a leash while being walked in CPW. Not only is it safer (not every dog, or person, welcomes a visit from your dog; even the gentlest dog can act aggressively if they are not comfortable with other dogs) but it also helps cats feel safer in their own yards when dogs aren't traipsing through. Off-leash times are limited to the parks, and even then only when no other people or pets are in the vicinity. And don't forget you still have to clean up after Fido so keep a watchful eye out while he's playing!

Niwot on the Rails

The history of Niwot is being featured at the Longmont Museum and Cultural Center at 400 Quail Rd., from March 26-May 22. The exhibit, which is sponsored by the Niwot Historical Society, Niwot LID Advisory Committee, NBA Historic Projects Fund and the Left Hand Valley Courier, traces the history of a community that has changed greatly over time but that retains a self-reliance and a character all its own. Entry fee is \$5 or free to Friends of the Museum and Niwot Historical Society. For more information call 303-651-8374 or visit www.ci.longmont.co.us/museum.

Tree Sculpture Park Update

Two years ago when CPW approached the Local Improvement District with a landscape design based around the Tree Carvings on Niwot Rd., we never imagined it would evolve into the concept it is today. And it's a concept the whole town is rallying around. The latest word from the committee is that a grant has been submitted to Boulder County Great Outdoors (BOGO) for planning funds, which requires pledged money from Niwotians as well. If those funds are granted, the planning will begin in earnest and a second grant will be submitted later this year for development funds (which will also require pledge money). If all goes well, work would begin in spring of 2012. Although the entire Niwot area will benefit from such a project, CPW residents in particular will have a direct benefit. Not only will much of our dead open space area become beautified, but we'll be only a stone's throw from what will probably become a well-known and esteemed cultural site. Many thank to CPW president Dean Carpenter for being one of the major players on the town's committee for this project.

Don't Forget To Get Approval!

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, painting your exterior, or building or replacing a deck, changing to stucco from wood siding, or you want to build a shed, 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.

www.cpwhoa.org Have you visited lately?

The CPW 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. 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 updated and looking swell!

Mailbox Update

As Dean mentioned at the annual meeting in July, the big project for 2011 is replacing the current mailbox structure with secure locking mailbox cluster boxes. The board is currently working on some designs for the new cluster boxes which will be located west of the current mailboxes. Anyone interested in offering input, suggestions, etc., let Sharon know and she'll point you in the appropriate direction.

Shed Use Ideas Needed

Now that CPW its wonderful grounds maintenance company, we were able to sell most of the old lawn equipment that had been stored in the shed, leaving the shed with a lot of usable space. So now the question is, what should we do with all that space? If you have any creative ideas, the board would love to hear them. (Keep in mind there is no power or water at the shed.)

FAC in the Park
Friday, May 13, 2011
Manila Park
Starting at 5:00 p.m. = Ending whenever
Have a toast, share a dish, relax and enjoy!

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: _____