

# Cottonwood Park West Homeowner's Association



## CPW News

Volume 2, Issue 7

October 2007

### 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  
P.O. Box 421 · Niwot, CO 80544  
(303) 652-2537

[www.cpwhoa.org](http://www.cpwhoa.org) ☺ [email\\_manager@cpwhoa.org](mailto:email_manager@cpwhoa.org)

### ~~Activities~~ Connection Committee

The second official meeting of the Social/Activities committee met on Thursday, August 30 at Marva Litt's home. The three attendees were Marva, Shari Koch and Carol Wissink. The first official act was to change the name of the group to **The Connections Committee** because that is what we hope to accomplish—lots of positive neighborhood connection! Our first goal is to staff our committee with more members—people from every street in CPW so that there is a good representation of ideas and an effective, grass-roots way to communicate.

Join us at our next meeting, Thursday, October 25 at 6:00 p.m. at Shari Koch's home—6993 Miro Ct. Don't be surprised if you get a personal invitation!



### Street Update

As you know, we recently had maintenance work done on Totara and Miro. Many thanks to the folks on those streets for their cooperation during the repairs. You probably also noticed quite a bit of concrete repair happening throughout the rest of the neighborhood, which was done by Boulder County at no cost to our HOA. With all of this work going on, several people have asked when the other

neighborhood roads will be repaired; they are certainly in poor condition. Apparently, no time soon and here's why. Totara and Miro are owned by CPW; the rest of the streets are owned by the County. The work done on Totara and Miro was preventative; we are responsible for their re-paving which is very expensive and the repairs that were done will help delay the need to re-pave. The board wrote to the County Commissioners about the other streets, who deferred our request to the transportation dept., who told us there is no money in the budget to repair those streets. Interesting considering that road repairs have occurred in other Niwot neighborhoods that are newer than ours. If you have concerns about the condition of our county-maintained roads (not Miro or Totara), contact BoCo Engineering at 303-441-3900. If enough individuals complain, maybe they'll listen.

Part of the work on Totara was removing the speed bump. Due to its placement, in line with the sidewalk from Central Park, it posed a safety hazard to any wheel-based situations. The board wants your opinion as to whether new speed bumps should be installed in more appropriate locations. Please let them know by leaving a note in the black mailbox or email [manager@cpwhoa.org](mailto:manager@cpwhoa.org) and your comments will be forwarded to the board.

## About the Weed Spraying...

In early October we contracted with a company to spray the weeds in Central Park and along the perimeter at 79th and Niwot Rd. The board heard from some residents with concerns about the toxic nature of the chemicals being used. Like many of you, the board wants to avoid the use of strong chemicals, but after lengthy discussions with professionals and extensive research, deemed this route necessary for the initial application based partly on the fact that the grass had been untreated for so many years, resulting in the weed epidemic we've been experiencing.

By spring, the board hopes to have developed a more benign, organic program. Resident Allison Fricken has proposed a steering committee be formed to ensure an ecologically sensitive and economically prudent direction be pursued as part of an ongoing maintenance and weed control program and hopes there are others out there interested in participating in that committee. If that's you, please contact Sharon and she'll put you in touch with Allison.

## Ad Space Available

Help offset newsletter printing costs by running an ad for as little as \$10. Contact Sharon at 303-652-2537 or email [manager@cpwhoa.org](mailto:manager@cpwhoa.org).

**Do we have your email address? It's a good way to stay in the loop when there are important announcements and information from the HOA. Send your address to [manager@cpwhoa.org](mailto:manager@cpwhoa.org).**

## Get Your Hands Dirty!

The board is preparing to undertake several repair projects and is anxious to hear from anyone interested in helping out. Specifically, the shed at South Park will be restained, the bulletin board will be rebuilt and some repair to sidewalks in Central Park. Contact Jeff at 303-652-2760 to participate.

I live in this neighborhood.  
I love this neighborhood.  
I can sell this neighborhood.

Hi, neighbor –

As a Cottonwood Park West board member and resident, I know our neighborhood. When it's time to sell your home here, you'll benefit from my enthusiasm for our area and my years of experience as a Realtor.

If you'd like to sell your house — now or in the future — let's talk! I can give you valuable information that will make it easier for you.

All the best,

Marva Litt  
Keller-Williams Realty  
cell: 720-235-6005  
[marvalitt@hotmail.com](mailto:marvalitt@hotmail.com)



Experience.  
Determination.  
Understanding.

**Marva Litt.**

## Students can earn Credit

CPW is always looking for volunteers to help with various tasks around the neighborhood. Students in local schools are often looking for ways to earn extra credit or hours for various school programs. Sounds like a match! If you know a student (or are one yourself) who needs to earn such credits, contact Sharon or any board member. We can always find something! Many thanks to Abbey Wright for already coming forward and for her fine work cleaning up the weeds in Manila Park.



## MS-150 Thanks CPWHOA

We received the following letter from Chandler Smith, director of the MS-150 bike race:

*On behalf of the entire staff of the National MS-Society, Colorado Chapter, we would like to express our sincere gratitude for your support of the 2007 Great-West Life MS-150 Mike Tour presented by Subaru. The Niwot (Cottonwood Park West) Association Rest Stop along the 150-mile route was a hit! Rest Stops are critical in providing our cyclists much needed aid in the way of water, energy drinks, food, rest, medical support and bike technicians. Without community partners like yourself, who are willing to offer the use of their property/ land, this level of support would be difficult to achieve. Thank you!*

*We are tentatively planning for a similar route the weekend of June 28-29, 2008. Your continued partnership would be greatly appreciated. We will contact you in the near future to talk about your ongoing support and discuss ways we can be proactive in assuring the success of the 2008 MS-150.*

## Board Update

The CPWHOA Board meets monthly to discuss the issues and needs of our neighborhood. Topics currently being discussed include finalizing the 2008 budget, reviewing bids from contractors, addressing various concerns and requests by homeowners, addressing rule violations, community improvements, and of course, planning for the future in general. Anyone is welcome to attend the meetings. Upcoming meetings are: Tuesday, November 6, 6:30 p.m. at 6992 Miro (Marva Litt's); and Monday, December 10, 6:30 p.m. at 6815 Camelia Ct. (Dean Carpenter's).

## Garden Club Update

With summer behind us, the Garden Club is now on Winter hiatus. Many thanks to those few who participated this year, who were admittedly disappointed by the lack of involvement from the rest of the neighborhood. Hopefully more of you will be inclined to help out next season. Remember, all it takes is an hour or two, one Saturday a month.

## Welcome New Neighbors

As summer wound down, several more homes sold in the neighborhood; on Nikau Ct., Niwot Square Drive and Nikau Drive. Let's all help our new neighbors feel welcome in our community by giving a friendly hello when we see them.



## Peace of Mind

Pet and Home  
Care

Michelle Woodside  
References Available



michelle.woodside@comcast.net

303-652-4984

## Classified Ads

Run your free classified. No commercial ads allowed. CPW residents only. Contact Sharon at 303-652-2537 or [manager@cpwhoa.org](mailto:manager@cpwhoa.org).

## Bookmark This Page!

[www.cpwhoa.org](http://www.cpwhoa.org)

This site is your link to information on association news (including board minutes), current events, documents, as well as any neighborhood issues and problems. There are several links including areas specific to homeowners. To access those areas 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](mailto:webguy@cpwhoa.org). And while you're visiting, don't forget to send us your email address so we can contact you electronically if need be.