



CPW News

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Working For You:

President: Dean Carpenter
Vice President: Marva Litt
Secretary: Jane Betts
Treasurer: Fred Thiele
Manager: Sharon Greene

Member: Joe Betts
Member: Taz Chaudry
Member: Jeff Lally
Member: Trent Merrifield
Member: Steve Omerod

Cottonwood Park West Homeowner's Association
P.O. Box 421, Niwot, CO 80544
(303) 652-2537
www.cpwhoa.org ☺ email_manager@cpwhoa.org

Annual Meeting Report

On the evening of July 20, over 40 homeowners representing 33 homes met in Central Park for the 2008 Annual Meeting and Pot



Luck. After everyone enjoyed an array of tasty food, President Dean Carpenter got the meeting got underway. Dean first introduced the board members and then began a review of the past 12 months, focusing on finances and the improvements to our standing. He also discussed the numerous projects that have been accomplished and projects yet to come. The minutes from the annual meeting, which give a good overview of everything discussed, were included in the packet everyone received earlier this month. If you haven't already had a chance to review them, please do so.

Board Changes

At the annual meeting there was a small change on the board. After two years on the board, Lea Roberts stepped down to make

room for a new face. That new face belongs to 10-year CPWAOA homeowner, Taz Chaudry. Many thanks to Lea for her service and thanks to Taz for stepping up and giving board membership a shot. The board meets once a month on Tuesdays and meetings are open to all homeowners. The meeting schedule is posted at the bulletin board and on the association website.

Good Guys Award

Holy cow! The look of our neighborhood is improving! The latest project handled by volunteers was the painting of the shed and bulletin board. Thanks to the efforts of Jeff, Sharon, Brigid, Dean, Jim and Kathy, the shed in South Park, as well as the new bulletin board, look quite spiffy! Also thanks to Bob, Kevin, and Jeff for their help with wasp and hornet eradication (kind of scary!). If you didn't get a chance to help out with any of the past projects, never fear. There are plenty of projects in the future that need your participation; check out the notice down at the bulletin board (it was also included in your mailed packets).



First, There Was One Fire...

Most everyone knows by now that in late July there were yard fires at two homes in CPW. Someone with little sense wanted to see what would happen if driveway cotton met fire. And now we *all* know how flammable cotton is. The cotton quickly ignited, spread to the wooden fence, groundcover and several trees. It then tracked to the house next door, igniting more groundcover and several large trees. Some of the paint on the garage of the 2nd house was scorched and bubbled up from the heat. The residents of the 2nd house were all in the home, unaware that their front yard was on fire. Thanks to the quick thinking of neighbors Andy and Brenda, the residents were able to flee the house with only minor injury. Garden hoses were brought out by neighbors and the homeowner to help slow down the fire but could not totally stop its advance. Both Mountain View and Boulder Rural fire depts. arrived and were able to douse the fire just as it was scorching the garage of the 2nd house. Everyone is safe and sound and we were all very lucky that day.



Then, There Was Another

About 5 weeks after the first fire, in the wee hours of the morning, another fire broke out *inside* a home in CPW. Unlike the first fire, the cause of this fire is as yet unknown and is under investigation. The house had been vacant for quite a while and no one was in the home at the time. An observant and quick thinking neighbor (thank you Miriam), realized there was a fire, contacted 911 and starting notifying nearby neighbors, some of whom evacuated. The fire dept. arrived in near record time (actually it looked like almost every truck in Boulder Co. was there!). The interior of the house was pretty much destroyed with some damage to the exterior but from all appearances little damage was incurred at other homes, yards, etc. Needless to say, everyone was very shaken up.

These two incidents are prime examples of how important it is for us to look out for one another.

There aren't enough words to properly thank the people who helped with these dangerous situations. You all made a difference. You helped save homes and people. You are what makes this neighborhood exceptional. Thank you.

Vehicle Break Ins

Apparently two fires weren't enough to keep us on our toes. On Monday, September 8, around or after 11:30 p.m., a group of kids in a Jeep Wrangler of unknown color came through CPW and went into several cars that were not locked. They stole a number of items including iPods, phones, CDs, wallets, purses, money, credit cards (that were then used), and more. Sheriff deputies said this has been going on around Gunbarrel, Lookout, Niwot and surrounding areas for some time now and stress the importance of locking our vehicles and not leaving any valuable items in them. And although the sheriff does not know of any home invasions by this group, we should be keeping our homes locked as well. Anyone spotting a Jeep Wrangler that doesn't look familiar, roaming around late at night or acting suspiciously, should call 911 immediately.

Generally speaking, whether it's a fire, an intruder, or someone wandering around with a can of spray paint...keep your eyes and ears open and if you see something suspicious or out of the ordinary, call the authorities ASAP.

School's In; Slow Down!

School is back in session which means there are a lot more people in the neighborhood, walking back and forth from bus stops, or school itself. Unfortunately, many of the drivers in the neighborhood (both young as well as the very experienced!) have forgotten some of the main rules of driving: watch out for pedestrians and obey the speed limits. Please, everyone, take extra care when driving around CPW and if you see an infraction of the dangerous kind, please don't hesitate to notify the authorities.

More Email Addresses Needed

Word is getting out that there are many good reasons to give the office your email address and the recent fires and vehicle break ins are a perfect example. Over 70 residents and homeowners received information about these incidents, the very next day. The rest of you had to hear about it through the grapevine or knew nothing about it until now. Again, here are some of the main reasons to make sure we have your contact information:



1. You'll get dues payment reminders before the late fee is imposed.
2. You'll get announcements about upcoming events, such as garage sales, homeowner meetings, weed spraying, etc.
3. When necessary, you'll get notifications about any problems in the neighborhood that might affect you, such as the aforementioned fires and thefts.

Rest assured, your email contact information will be kept confidential.



Dues Reminder

3rd quarter dues of \$79 must be paid by Sept. 25, 2008, otherwise a \$15 late fee will be assessed. Either mail your payment or simply drop a check into the black mailbox at the lovely new bulletin board.

Attention Landlords

Do your tenants have renter's insurance? In the interest of everyone, you might want to make this a part of your leasing agreement. Also, have you give the office your renter's name and contact info? If not, please do so soon.

A Dog Eat Dog World

There have been several comments lately about issues with dogs in the neighborhood. Specifically, dogs that are unleashed, unattended, and unsupervised. Dogs that come charging up to unsuspecting victims. Dogs that may be friendly, but frighten other dogs into aggressive behavior. We've mentioned it before but it obviously needs mentioning again:



1. Dogs must be leashed when walking through the neighborhood.
2. If no one else is in a park, a dog may be off-leash, but must be leashed as soon as someone else enters the park.
3. Any violations of the county leash-law, or any aggressive behavior need to be reported, by an actual observer of the violation, to the Boulder County Animal Control dispatch at 303-441-4444. While the HOA is willing to intervene in *some* situations, it has little leverage without a filed report to Animal Control.
4. Even leashed dogs can cause problems. Please do not assume that another dog welcomes a visit from your leashed dog. Even the gentlest dog can act aggressively if they are not comfortable with other dogs.



Change of Seasons

The recent chill in the air reminds us that winter is just around the corner. Please remember that each CPW resident is responsible for keeping their sidewalks clear of snow and ice. Last season we had a few homes that did not regularly attend to this which created safety issues for many pedestrians. If you are unable to perform this work yourself and are looking for someone to hire, let Sharon know and she'll try to hook you up with someone.



Totara Block Party

Many thanks to the folks on Totara for organizing and hosting the Annual Totara Block Party. And what a party it was! There was live music by Niwot's own Kevin Dooley, Thai massage by Michael Rosen-Pyros, lots of tasty food, good drink, a piñata for the kids, and dancing well into the night. The only thing that could have made it any better is if more folks had attended. Hopefully we'll see more of you at the next event ☺

Quality Fall Aeration Lawn reseeding Sprinkler Blowouts

Fair and Competitive Pricing

Call or email today to get on the schedule. Aeration starts September 22nd; Sprinkler blowouts start mid-October.

Also offering Fall and Winter trimming and pruning (bushes and trees)

Next Level Property Management
720-690-0470
Ken@nextlevelproperty.net

Average size yard rates:
Aeration \$35
Winterizer \$45 (\$40 if you aerate)
Lawn reseeding special with aeration: \$45
Sprinkler blowouts \$60

Bookmark This Page! www.cpwhoa.org

This site is your link to information on association news, 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.

Tree Trimming

Have you looked at your bushes and trees lately? Are there limbs and branches reaching over into your neighbors yard, or streets and sidewalks? Boulder County's ordinance requires an 8' clearance from the sidewalk and we'd like to see CPW residents try to adhere to that rule. Now's a great time to tame your limbs before they cause any problems and/or damage (particularly with winter coming and the way snow weighs limbs down). If it's a daunting task that you don't want to take on yourself and instead want professional help with but don't know where to turn, the HOA has a tree company it uses and is happy to recommend. Contact Sharon at the office for information.

Carpoolers Sought

- Seeking someone who wishes to carpool Niwot to Broomfield area. I work near Jefferson County Airport (near Hwy. 36 and Interlocken Loop/121/128) so either somewhere close by or on the way!
- My hours are 8:30-5:30 but can be flexible a half hour on either side. Doesn't have to be every day.
- Please leave a message for Stephanie at 303-702-1290.