



# CPW Quarterly News

October 2010

## 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  
**Member:** Mat Taylor

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## Annual Meeting Report

The annual meeting of CPW was held on Saturday, July 17 in Central Park. After the 33 homeowners in attendance enjoyed a morning snack provided by Bert at Niwot Market, President Dean Carpenter called the meeting to order. Dean gave an overview of the year's finances and the budget for the new year. He then reviewed the Board's activities and accomplishments for the past year including the new playground border, the new well house and pump system, new roofing on the shed and gazebo, tree care, new trash cans, street sealing and general improved maintenance to the grounds. Thanks were given to Chester for the website, to Jeff, Jim, and Mat for helping with the well house, and to Denise for repainting the main entrance sign. (Not mentioned at the meeting, but worthy of mentioning here are also thanks to Paul for his weed pulling efforts in Central Park.) Dean also thanked the current board with special recognition to outgoing board members Steve Omerod, Paul Gibb and Margaret Hess.



Next Dean discussed the tree carving area and sculpture park concept that was introduced at last year's meeting, including the need for a Land Use Agreement. Although there is still no definite plan in place, most homeowners continue to be enthusiastic about the idea. Homeowners were also given an update on the mailbox plan of action (to transition to locking cluster mailboxes) and the general sentiment was overwhelmingly positive. It's an expensive project but one that the board looks forward to achieving for the residents. Another big topic was the trash container issue and current rules of keeping them out of sight. Most in attendance would like to see some flexibility on the rule. See a note further in this bulletin for the first step in that direction.

Other items discussed during the meeting included Boulder County's stand on subdivision road maintenance (not a happy topic) as well as whether it would be beneficial to start an official neighborhood watch program. It was suggested (and agreed) that unofficial watches are more effective than those through the Sheriff dept. Everyone is encouraged to keep an eye out for one another; always!

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The last item of business at the meeting was to elect new board members. The rest of the board is pleased to welcome Denise Chamberlain, Justin Zarecki and Doreen Gross to their intimate group. Thanks to everyone who attended and to those who couldn't attend, we hope to see you next year (Saturday, July 16 at 10:30 a.m.).

## Meet the (New) Board Members

**Denise Chamberlain—Member at Large:** Denise has lived in Boulder County since 1978 and has been a resident of Niwot since 2005. After graduating from CU, she went on to Culinary School and worked locally as a Chef and Caterer for 12 years. Currently she is the owner of a small business called Magic Brush Arts, which specializes in artistic adventures including commercial and residential Murals, Specialty Finishes, Hand Painted Furniture and Cabinetry, and Custom Pet Products. She adores traveling, but her favorite part is returning home to our delightful little neighborhood. She is actively involved with the NBA and NCB, she copper-finished our "Cottonwood Park West" sign at the Niwot Road entrance, and is looking forward to her next art adventure here in our community.

**Doreen Gross—Member at Large:** Doreen moved to Niwot in 1998 and owns a house in CPW with Shawn (who has been living in the house since it was built in Dec. of 1979!). Doreen has been a courier for FedEx for 18 years and is very happy to have a route in the CPW area. She enjoys boating, cooking and loves to travel.

**Justin Zarecki—Treasurer:** Justin has been a resident of CPW since 2001. He has been married for three years to Page, and has a five year old rambunctious yellow female Labrador named Rory, who many have come to know well. Justin currently works as a superintendent for construction in the restoration field dealing with insurance claims. He enjoys downhill skiing (when he has the time), hiking, working on house projects, but mainly spending time with his family.

Niwot Prairie Productions and Niwot's Tree Carving Committee would like to thank all of the residents of Cottonwood Park West for their continued support to the tree carving 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.

**Many thanks to everyone on Miro and Totara for their unprecedented cooperation and patience during the resealing of their streets!**

## What's Back There?

Remember, even though HOA rules generally apply to what is visible to everyone, please consider that what you have in your backyard can often be seen, day in and day out, by your neighbors. Please be considerate of this when you're accumulating "stuff" in your back or side yards. Also, with winter coming and firewood starting to be stacked, remember that rotting wood is a haven for pest infestation. Let's not encourage it!

## Clear Your Sidewalks

As you all know, it's each resident's responsibility to keep their sidewalk clear of snow and ice during the winter season. But that isn't easily done when there is plant life taking over the sidewalk so before the first snow arrives please take a moment and look at your bushes and ground cover and trim them back to allow full access to the sidewalk.

## Good Guys Award

Many thanks to Jeff and Steve for donating their time to clean off the graffiti that arrived in CPW a couple of months ago. And to everyone, if you ever see something that you'd like volunteer your time to help achieve or remedy, please don't hesitate, for example, working on the sculpture park concept, planting flowers, help with the mailbox transition and design, and party planning. You don't have to be on the board to get involved and help the neighborhood.

## From a Resident

The office received the following from a long-time homeowner/resident and deemed it appropriate to print it here:

*What is an HOA? It's like a co-op where, in our case, 137 households decided to buy a piece of property together. But then what happens? How does it become a community? You create rules and regulations, you share costs, you respect your neighbors and look out for each other, and you have a common interest in the future.*

*In the early 70s, when CPW was first built, Niwot was still a somewhat rough, rural, dirt road town. Today it is so much more than that. Isn't it time for CPW to grow in the same way? Our responsibilities don't stop at our front doors. We have a common goal of protecting the value of our overall investment so let's all get more involved and take pride in our homes and our neighborhood. We're all in this together so let's do it the best way we can!*

## Trash Can Update

As most of you know trash containers are technically not allowed to be stored where they are visible to neighbors. And as most of you know, many residents do not adhere to this rule, mainly because they have nowhere to put so many containers, either because they don't fit in the garage, or there is no reasonable access to the side or backyard. And although several people complain about seeing the trash cans, even more people complain about this rule being unreasonable. So...the board is re-examining the logistics of this rule and how to enforce it. They are approaching this step by step. Until they reach a fair resolution, they are asking everyone to comply to this: trash containers

can remain on the street no later than 8:00 p.m. the night of pickup. Otherwise, they must be up by your house, or better yet, on the side, in the back, in the garage, or anywhere else not *fully* visible. But not at the bottom of your driveway. By the end of the year the board should be ready to announce the next step. In the meantime, check out the trash fence/screen at 6960 Niwot Square Drive for a great space-saving solution! The board also reminds everyone that Western Disposal is not the only trash company that serves Niwot and some of the other companies don't require such large containers, which could be a solution for many.

## Don't Forget These Rules & Guidelines

- Trailers, campers, motor homes, RVs, duellies, and boats must be stored out of sight in your garage or backyard if it's below fence line.
- Unlicensed or long-term non-working vehicles are not permitted on streets or driveways.
- Exterior changes, additions or improvements **MUST** be run through the board for approval. Easy to do, apparently also easy to forget.
- Dog poop is for taking with you or putting in a trash receptacle, not for leaving on the ground, whether it be bagged or not.
- Trees branches must be 7' or more above sidewalks and 14' or more above streets. Please do your part on your trees.
- You are responsible for keeping your tree branches off of your neighbor's roof, fence, yard, etc. Please be aware when they start to impede.
- Keep plant life cut back to the edge of the sidewalk to allow full access by pedestrians.
- Keep your trash cans out of sight. Whether in the garage, behind a fence, or whatever you can do.
- Don't park your extra vehicles in your yard. Vehicles belong in garages, driveways or on the street. If you want to expand your driveway, please submit something to the board.

# 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: \_\_\_\_\_