



CPW Quarterly News

Fall 2013

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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2013 Annual Meeting and Elections

Forty-eight people, representing 33 homes, attended the CPW annual meeting in Central Park on July 20. For number crunchers, that's about 24%. A nice increase over previous years (18% in 2012 and 20% in 2011). Thanks to all who attended and showed their interest in the well-being of the community. It's easy to forget that board members are volunteers, juggling jobs and families and personal issues; doing the best they can for everyone. Sometimes their gifts of time and care are overlooked and attending the annual meeting is one way to show these individuals that you really do appreciate what they are doing. Next year's meeting is scheduled for Saturday, July 19 at 9:30 a.m. Can't wait to see more neighbors then!

Speaking of board members, three seats were up for election this year. Two incumbents were re-elected—Denise and Chester. The third seat was filled by newcomer L.J. Suzuki. This election was significant for two reasons: 1. It's the first time in years that there have been more nominees than seats; 2. It's the

first time in close to two decades that Trent Merrifield is not on the board. Trent chose not to run in order to give a spot to someone new and he is already being missed. When we needed it the most, Trent was stability during the transition 7 years ago and provided great insight into the historical nature of CPW. His contributions over the years were invaluable and CPW wouldn't be where it is without his participation. So the next time you see Trent in the neighborhood, take a moment to express your appreciation.

Several other things were discussed at the meeting; the budget, landscape plans, pending projects... Then there were the two most anticipated discussions/presentations:

Boulder County Subdivision Roads:

Mike Thomas from Boulder County led a discussion on the road that led to getting here (no pun intended), and what options are available and most logical for fixing the problem, today and in the future. As an institution, years ago, Boulder County made poor decisions regarding subdivision roads in unincorporated Boulder County. The commissioners in place now are new and not responsible for the past decisions. They are, however, left to deal with a very difficult situation.

Maintenance, which includes filling potholes and fixing sidewalks, will continue to be done regardless of the ballot outcome. Funds for rehabilitation are not available through the county road maintenance budget and funds within the overall County budget cannot be re-directed. Mike discussed the various types of rehabilitation (chip sealing, overlay, etc.) as well as general life expectancy of rehabilitated roads.

Public Improvement District (PID): On the November ballot will be an initiative to raise funds through a PID, which would be determined by the assessed value of each property. The tax is generally tax deductible and the money collected can only be used for this purpose. That is set in stone. The tax rate cannot be raised without another vote, but the actual amount assessed can change based on changes in home values. The PID would be on-going and would provide funds basically forever.

Local Improvement District (LID): If the PID doesn't pass, Boulder County can, by statutory authority, impose a LID. A LID is an assessment, not a tax. An assessment is a flat amount and is NOT tax deductible. The LID money would go just toward road improvements but only goes for 15 years. After that 15 years another plan would need to be devised for continued rehabilitation. The thought is that the roads will be good for 7 years, then maintained by the county using existing maintenance funds, so the roads will never get to the bad condition they are in now. There is a link at the Boulder County website to calculate approximate costs for each property, PID vs. LID. Many thanks to Mike Thomas for spending part of his summer weekend at the annual meeting!

CC&R Vote:

Colorado State statutes have changed for HOAs. The CPW/COA CC&Rs were written in the 70's and when Colorado initially changed the statute (a few years ago), we were grandfathered in. But grandfather or not, the state now says we have to change. The board worked with a lawyer who specializes in HOA law and most of the changes are for consistency and legal jargon and also brings things up to current times. Additionally, CPW is platted in two different groups. Approving the new CC&Rs would blend us into one voting body. 2/3 of property owners must approve. Electronic voting started mid-June and ended mid-July.

The new document places emphasis on keeping properties maintained. The board recognizes that people are making changes for personal and property value reasons. The HOA board generally approves requests because as a board they try to be as accommodating as possible.

The new CC&Rs would also allow flexibility regarding annual dues; from a 3% maximum per year to *up to* 10% maximum. A lot of discussion took place about the dues; people seemed skeptical that the board wouldn't abuse that number and always raise the dues 10%. There was discussion about projects completed and where the monies came from as well as projects still to happen, and general issues that we have to be prepared for.

Because there were not enough votes (yes or no) to constitute a quorum, the original vote has expired. You talked and the board listened. They are preparing a new vote. Well, two actually. First, everyone will be asked to vote on a version, exactly like the one originally submitted, but without any change to the existing dues structure. Once that vote is complete, and hopefully passes, everyone will then be asked to vote on a dues question. Stay tuned for more information from the board as the structure of the new vote is implemented in the next week or so. The format will once again be e-voting so it's important that the remaining few of you who haven't given your email to the office, do so as soon as possible.

After some final thank yous, a long, exhausting, yet incredibly productive and pro-active meeting came to an end. Thank you to all the homeowners that took time to come to the annual meeting; Thank you for your valuable time, feedback and input.

Board Meetings

CPW officers were elected at a board meeting on August 22nd. Randy Blondeau continues as President, Chester Shans is Vice President, Dean Carpenter Secretary and Laura Hillstrom Treasurer. At that meeting the board also set the dates for future board meetings. Meetings are now being held on the 3rd Tuesday of each month at 6:30 at 6842 Camelia Ct. Board meetings are open to any member. Contact Sharon if you want additional information.

Did it Rain at Your House?

Times of trouble can bring out the best in people and that was surely the case in September when Boulder County flooded. Neighbors in CPW stepped up to help each other (several basements took on water) as well as donate supplies to evacuees at Niwot High School. Many thanks to those who lent a hand, as well as those to continue to go out of their way to help others in need.

Although CPW did not officially “flood,” we were affected in many ways, particularly when it came to the safety and usage of our water. Thanks to the world of email, Sharon was able to communicate some very important information to most of the residents at CPW. But because not all homeowners, residents and tenants have their email registered with the HOA office, some people didn’t learn about this information as quickly as they could have. This situation is a perfect example of just one of the benefits of email from CPW. Contact Sharon to register.



Additionally, there is talk from the County of Sculpture Park crosswalks and crossing lights at Niwot Rd. Do you have an opinion about any of this? The board would love to hear from folks with their thoughts.

Some Friendly Reminders

- Every homeowner/resident is responsible for keeping their sidewalks clear of snow and ice. No exceptions! It’s for everyone’s safety.
- Exterior changes, additions or improvements needing board approval include, but are not limited to: roofs, driveways, painting, sidewalks, decks, fences, landscaping, siding, doors, and gates. Though it might seem trivial, the board really wants people to get in the habit of thinking about and following the exterior approval rule. The approval process couldn’t be easier. Talk to Sharon and she’ll guide you through it.
- Slow down! School is in session. We are on a bus route. We are in a very pedestrian friendly neighborhood. Let’s drive that way.
- Trailers, campers, motor homes, RVs, duals, and boats must be stored out of sight in your garage or backyard if it’s below fence line. Otherwise they are not permitted on-site.
- Yes, it’s going to be mentioned again. Dog Poop. If it’s from *your* dog, and it’s not in *your* yard, pick it up and take it with *you*. If you don’t have a bag, go get one, come back, pick it up, and take it with you. Any questions?
- Trees branches must be 7’ or more above sidewalks and 14’ or more above streets. 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 and proper snow removal.

www.cpwhoa.org

Changes keep occurring on the CPW website so if you haven’t visited in a while, be sure to check in. 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. 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!

Sculpture Park Update

Talk has re-surfaced about the Sculpture Park at the tree carvings and the CPW Board has been approached by some of the business and cultural groups in Niwot about the use and/or inclusion of adjacent CPW land.

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.

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: _____