

CRIPPLE CREEK MOUNTAIN ESTATES NEWSLETTER

OCT - DEC
2025 4TH Q.



New event platform in the CCME backyard.

New Saturday office hours

Starting Saturday, October 4th, the office will be open from 9 AM to 2 PM.

Saturday trash hours will remain the same from 7:30 AM - 4 PM.

For managers and owners of short-term rentals, please update your renters' instructions.



Messages from the Board

Ed Seal, President

July 2025 marked a new beginning in the CCME saga. One of growth, cooperation, and friendship.

Your Board is committed to being:

- Approachable
- Responsive
- Professional
- Strategic
- Innovative
- Dynamic

As the President of the Board my goal is not to rule, but to foster a better working environment and support my fellow board members and our amazing staff to be successful.

I consider the board members, the staff, and our homeowners to be not just an association, but a family. We have a very vibrant Event Committee that has been providing events such as Bingo, movie nights, pizza parties, craft fairs, and more. I have heard rumors about an outdoor concert on the new event platform to be held in the future.

Our Fire Mitigation Committee has seen growth in terms of membership and activity. We are looking forward to some great things from this group.

We want to encourage all our homeowners to join our activities and be a part of one of our committees. If we don't have a committee that interest you maybe we need to create one – let us know.

Our events are a blast and it's always great to meet you there. I am especially looking forward to the chili cookoff. That's a hint Jim & Barb.

In conclusion....

I, along with all the Board members are saddened to announce that our friend and colleague Karen Garcia passed away in her sleep surrounded by her family. We will miss her severely and ask that you remember as we do as a wonderful woman, dedicated wife, and truly awesome grandmother. Rest easy Karen, knowing that Dave and Olivia will always be a part of our family and we will keep an eye on them for you.

Erik Blood, Vice President & ACC chairperson

ACC Guidelines and Unapproved Construction: Please remember that ACC approval is required for all construction projects, including sheds, in the community. Additionally, even if the county does not require a permit, you still need the ACC's approval to begin construction. When in doubt, please call the office and ask, or visit our website to access current ACC Guidelines.

ACC signs: If you see construction and there is an ACC yellow or green sign, the project has been approved.

Complaints: ALL complaints must be submitted via our online form (ccmepoa.com) or stop by the office to pick up and complete the form. The office staff will NOT accept verbally shared complaints. The staff will not fill the forms out. The person filing the complaint will be kept confidential. Please also understand that some complaints are not in the scope of what we can handle, i.e. enforcing speed limits or grading the roads.

New home builds REMINDER: When submitting new home plans for ACC approval, please provide one (1) full set of plans. See the ccmepoa.com website for additional requirements.

See our website at **ccmepoa.com** for Architectural Control Committee (ACC) forms under the Documents tab.

Ken Blohowiak, **Building & Grounds/Security**



Latest news about the garage that houses the trash dumpsters. I anticipate that we will receive our building permit later this week. The following week we will start the cement pour. In mid-October, we plan on start building the garage.

Rachel Bilardi, Treasurer



As we prepare to round out 2025 here are some updates on what's going on with the \$\$.

Reserve Funds:

- \$400k currently sits in CDs with Community Banks of Colorado. This will increase to \$500k with the purchase of one additional \$100k CD in December 2025.
- The first of our current CDs will also mature in December and will be reinvested to maintain the higher interest rate.

2023 & 2024 Audit:

- We have engaged MHC CPA Financial Services in Denver to complete these two audits, and we are underway.

Current Projects:

- The new trash garage construction is beginning!
- We are updating the technology in the Lodge with the purchase of a new laptop and updated A/V!
- The kitchen is undergoing a deep cleaning!

This is your assessment money hard at work, y'all. Come enjoy our amenities as much as you can!

Wildfire Mitigation Committee

CCME Wildfire Mitigation Newsletter
to be published soon.



Thank you for the volunteers who helped with the chipping and prepared and served the great lunches!



Guess which child is your Board of Directors member



A.



B.



C.



D.



E.

1. Rachel Bilardi, Treasure
2. Ken Blohowiak, Grounds/Security
3. Ed Seal, President
4. Erik Blood, Vice President
5. Charlsie Eijilers, Secretary



EVENTS

& *important dates*



OCTOBER

October Donation– Sock-tober – Winter weather clothing for all ages and sizes

10-11 BOD meeting 9:30 AM – ?

10-18 Craft Fair, Bake Sale (10 AM – 4 PM), & Grill Cheese Truck (11 AM – 2 PM)

Baked Goods donation appreciated. For more information call the office.

Money from the bake sale to be given to the Aspen Mine Giving Tree for gifts for children.

10-24 Halloween Party: 5 – 6:30 Potluck for **ALL** ages. Optional Halloween costume dress-up.

BINGO/BYOB: 6:30– 8 PM **\$1** per card. BINGO for **ALL** ages.

NOVEMBER

November Donation – Food Drive. Please NO expired canned goods.

TBD Lighted Fairy Jar craft. Cost \$ TBD. Craft for ALL ages.

11/08 BOD meeting 9: 30 AM – ?

11/21 BYOB/ BINGO 6:30 PM – 8 PM. **\$1** per card.

11/26 Office & Trash closes at NOON

11/27 Office & Trash closed – **Happy Thanksgiving**

DECEMBER

12/13 BOD meeting 9:30 AM –?

12/13 Christmas/Winter dinner and optional participation for white elephant gift exchange.

Gifts up to \$20.

12/21 BYOB/BINGO 6:30 PM – 8 PM. **\$1** per bingo card

12/24 Office closes at NOON

12/25 Office closed – **Merry Christmas**

January 2026

01/01 Office closed – **Happy New Year**

01/10 BOD meeting 9:30 AM – ?

01/31 2026 Assessment due



Interesting Facts about CCME

- CCME received national publicity in mid-July 1989 when Good Morning America aired a story about a special golfing event in CCME where llamas were used as caddies.
- First Christmas Lights contest in CCME took place in December 1995 with 5 families participating.
- The Cripple Creek Mountain Estates newsletter was called Mountain-Aire.
- The 4-Mile substation was built at the Corner of TELLER CR 1 and Angas Road in 1998.



Medication Disposal

What is allowed?

Liquid Medications (sealed in the original container)

Medicated ointments & lotions

Over-the-counter medicines

Pet medications

Prescription medications

Prescription patches

Vitamins

What is NOT allowed?

Blood or infectious waste

Chemotherapy drugs

Needles or sharps of any kind

Personal care products

Thermometers

Schedule 1 controlled substance

such as marijuana, heroin or LSD

Put all pill in one zip-top bag, seal it tightly and drop the bag into the collection receptacle. Trash or recycle the empty pill containers after you remove or scratch out personal information. If other packaging, such as cardboard boxes, can be easily removed, please dispose of it separately. Visit www.takemedsseriously.org for additional information.

Medication Disposal locations in Teller County

See the **green box** in the lobby of the below locations

Cripple Creek Police Dept.
101 E. Bennett Ave.
Cripple Creek, CO 80813
719-689-2655

Teller County Jail
288 Weaverville Rd.
Divide, CO 80814
719-687-7770

Woodland Park Police
911 Tamarac Pkwy.
Woodland Park, CO 80863
719-687-9262



Teller County Public Works Transportation Division

Snow and Ice Control Policy

What you need to know

Our Hours of Operation: After evaluating the severity of a snowstorm or conditions of the roads the Transportation Division will determine the hours of operation for the snow removal crews. Each storm is different so each storm may have a different response. Generally, we have two shifts for 24-hour coverage. If the storm or conditions are severe, equipment may be mobilized at any time and will operate continuously until roads are opened.

Road Classifications for Snow Removal

Teller County has nearly 600 miles of centerline roads, which equates to 1200 miles of travel for our fleet of 16 pieces of snow removal equipment. Arterial roads and school bus routes receive priority since they are generally the main roads leading to and entering subdivisions. During snowfall crews will concentrate on these roads. After the snow has stopped and when arterial roads and bus routes are sufficient, plows will begin to move to all County roads. The first priority will be to provide in and out access to all County roads. This generally happens within 24 hours AFTER the snow has stopped falling and depending on storm severity. Teller County will provide emergency snow removal operations at any time regardless of priority if requested to do so by the Teller County Sheriff's Department.

Widening and Cleanup

It is necessary to perform widening operations to remove snow off the traveled surface and onto the right side of the County ROW to prepare for subsequent snow events. cul-de-sacs will also be cleaned and pushed back during widening operations. Widening and cleanup operations are performed for up to a week after a substantial snow event and may be continuous during windy conditions.

Driveways and Private Roads

Transportation will not remove snow from private driveways or roads including the portion of these driveways and roads that extend into the County Right-of Way. It is necessary to plow snow from the driven surface and place the snow in the ROW. We simply do not have the resources to clear driveways or private roadways. Driveways may be obstructed due to snow removal operations. We regret this, however it is necessary to provide a reasonable level of service on our roadways with the available resources.

For additional information, see the Teller County's Department of Transportation website.

Snow plow contract s available in the CCME area:

Zyan Riddle: 719-717-7503

Stan Conley: 719-243-4970

Sheldon Bennett: 719-351-9325

Also join the TELLER COUNTY SNOW PLOWING Facebook group for additional resources.



CCME Library

A message from our CCME librarian, **Linda Payne**. Thank you for all the donation of books. We have run out of space for additional books and cannot accept more books at this time. The Library is open during office hours.



Budget & 2026 Assessment

The Board has been busy working on the 2026 budget. The Board plans on presenting the budget to the community during the November 8th board meeting.

The CCME office staff plan on mailing /emailing the budget to the property owners in mid-November. Owners will approve or reject the budget by returning the ballot to the office by Thursday, December 11th.

Until the budget has been approved, we will not know the amount of the 2026 Assessment will be. The Board is making every effort to keep the assessment fee the same as the 2025 fee of \$299.48 for the primary lot and \$99.83 for the secondary lot with no home.

Remember, the Assessment fee due date is January 31, 2026.



Complaints have recently been filed about trash, construction lumber, and mattresses being dumped on vacant lots. This dumping was NOT done by the lot owners. Please be **KIND** and dispose of your own debris responsibly. Make sure your contractors are also disposing of their material responsibly.

Thank you!

The Adventures of CC and Emee

A night at the Cripple Creek Mountain Estates Office



When the last human clicked off the lights and the office door shut with a *thunk*, two pairs of eyes blinked open.

CC stretched out Jeff’s chair. “At last—the humans are gone. Now the real work begins!”. **Emee** slinked down from the window ledge, tail curling like a question mark. “Real work? You mean your nightly raid of the snack drawer?”

The office after dark is a different world. The hum of the fax machine becomes a low, mysterious growl. The blinking green server lights look like alien eyes in the shadows. The fridge hums as if whispering secrets.

First stop: the supply room. **CC** quietly walked in with a skilled paw, revealing towers of paper, pens, and the holy grail—rubber bands. He batted one down. *TWANG!* It flew across the room, nearly toppling a poinsettia plant.

Emee sighed. “One day, you’ll set off the alarm system with your chaos”. But he joined anyway, pouncing gracefully as his shadow flickered against the copier glass.

Next, they explored the Office Manager’s office. The chair was a throne, and the windows reflected their whiskered faces like a mirror. **CC** climbed onto the chair and spun himself around with a triumphant *wheee!* **CC** sat at the keyboard, tapping random keys that opened spreadsheets no one would remember in the morning.

Just as the adventure reached its peak, a sound froze them both—the unmistakable jingle of keys. Its “Jeff,” **Emee** hissed.

They darted under the conference table, eyes glowing like headlights. Jeff shuffled in, yawning, flashlight sweeping. He stopped, staring at the papers on the office manager’s desk, the toppled rubber bands, the spinning chair.

Then he chuckled. “Those cats are at it again!”. He tossed a couple of treats from his pocket onto the wood floor before locking up and leaving.

CC trotted out, munching happily. “See? Even Jeff knows we run this place”.

Emee curled back up in his favorite window. “Maybe. But tomorrow morning, the humans will think they just misplaced everything.”

With the house lights glittering outside, the furry security agents settled down for a nap, ready to resume their day jobs at sunrise: professional nappers, part-time detectives, and full-time rulers of the office.

CC and Emee guarding the office



Don't forget, the Bake Sale and Craft Fair will be at the CCME LODGE on Saturday, October 18th. The event committee is accepting baked goods for the bake sale. Please wrap the goods individually and bring to the Lodge the morning of October 18th.

The Grill Cheese truck will be here for lunch!

THANK YOU!

