

# CRIPPLE CREEK MOUNTAIN ESTATES NEWSLETTER

Jan - March 2026 1st Q



Christmas Party helpers



Pizza Party with the Board



Halloween Bingo goodies

## CCME Mailing address

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## Contact Info

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# Messages from the Board

## Ed Seal, President



Happy New Year from the Board of Directors and Office Staff.

Or as they say:

- In Irish - Athbhliain faoi Mhaise Duit
- In French - Bonne Année
  - In Dutch - Gelukkig nieuwjaar
  - In Swedish - Gott Nytt År
- In Spanish - ¡Feliz Año Nuevo!
- In Italian - Buon anno
- In Polish - Szczęśliwego Nowego Roku
- In Korean - Saehae Bok Mani Bateuseyo
- In Russian - S Novym Godom!
- In Latin - Felix sit annus novus
- If I missed you, please let me know!

Our dreams of making quality repairs and improvements are coming true. I think you will be pleased with the appearance of our Lodge and will be proud to bring your family and guests by for a tour or to join one of our events. We aren't resting on our laurels though and more exciting changes are on the way!

I would like to recognize all the hard work of our Staff & Board members, as well as a few of our amazing volunteers.

**Heather** is settling into her roles as Office Manager and Bookkeeper. She is becoming the steadfast Manager we need and count on.

**Lisa's** role has broadened to include more activity on our website and social media.

**Jeff**, as always, is as solid as a rock. Usually by the time I recognize an issue and get a chance to talk to him he lets me know he is already working on it!

Our VP **Erik** has taken the ACC program by the horns and is revamping the process to make it easier for new homeowners to meet requirements. He is working with Lisa to automate and document the process to prevent any non-permissive construction to slip through the program.

Our Treasurer **Rachel** is ensuring that our financial outlook remains positive. She guided us in completing a judicious and conservative budget for 2026. By being conservative in our budget, we are better suited in case of any unexpected financial emergencies.

Our Secretary **Charlsie** is managing our staff to ensure they receive the training they need to accomplish their jobs. She has also been very active in ensuring the success of our volunteers.

Our Grounds Director **Jeff** has jumped into his position running. By the time you read this we are hoping he has the trash building well under construction. Jeff has plans to separate the interior of the building into two parts and use half of the structure for storage.

Our Projects Director **Doug** has already provided the Board with a working draft on his first major project – an online map of CCME, indicating common area, trails, and points of interest.

### **And now for our Volunteers:**

The Events Committee led by Barb and Dory with their team of Charlsie, Heather, Laura, Gina, Jenn, Tam, Kathy, Debbie, and Jan have been beyond amazing this year. A few of their accomplishments include a wildly successful Bake Sale at the Fall Craft Fair that raised \$600 toward supporting underprivileged children in our area, Paint and Sip events (lots of sipping took place), Bingo, Pizza Party, Craft Workshops.

The Wildfire Mitigation Action Team, led by Susanne and Loren is focused on helping to make our community safer through lots of hard work and organizing. The Team: Susanne, Loren, Emmett, Rhonda, Phil, Erica, Sharon, Stephen, Roger, Naomi, and Jammes, along with Chipper Extraordinaire Russ have big plans for 2026.

The **IT Committee**, a small but mighty group; Kenny and Leanne have made great strides in updating the CCME Office infrastructure and Lodge entertainment system.

## Access to the Loft and Dry Saunas

By popular request, the Board of Directors, on an initial trial basis, will be making the main Lodge room to include the upstairs with its amenities, the pool, gym, and dry sauna available on a 24/7 basis starting Jan 1, 2026. Access to these areas will be by use of your access card. To be able to better monitor these areas additional security cameras are being installed. These cameras will allow staff to better monitor all areas of our facility to prevent misconduct and provide awareness of any safety issues in the pool and gym areas. The camera views WILL NOT extend into restroom or any changing areas.

## Participation

I encourage your participation in our community whether it's by joining a committee, helping with chipping, coming to events, participating in monthly Board meetings, or even by sending me an email with your suggestions or concerns at [CCMEPresident@ccmepoa.com](mailto:CCMEPresident@ccmepoa.com)



Paint n Sip



Deer visiting the  
CCME backyard

# Jeff Boone, Building & Grounds/Security



## Garage update:

The footers, stem wall and garage floor have all been poured and approved by the county building department. Roof trusses and lumber have been delivered. Construction of the garage should start soon if the “mild” weather holds up.

We are working hard to get this garage up and operational as soon as possible. I want to thank everyone in the community for their patience on this matter. We have had to jump through 100 hoops to even get this far.

Many thanks to our great team working on this project?



**Christmas Party**

# Charlsie Eijlers, Secretary



## A Year of Progress and Teamwork at the CCME Office

This year has been one of growth, adaptation, and strong teamwork for the CCME office staff. One of our major accomplishments was the creation of a new CCME website, designed to improve accessibility and convenience for residents. The site now features updated documents and newly developed forms, including camping guidelines, lodge rental information, and amenity details—making it easier than ever for residents to find what they need. The upcoming year, we anticipate a new trails map and accepting payments online to be implemented.

The year also brought change, as we said goodbye to a valued staff member. You are missed and loved Karen! Despite this transition, the remaining team has stepped up in remarkable ways. **Heather** has taken over the primary bookkeeping role and has become highly proficient in many aspects of QuickBooks, all while continuing to manage the daily operations of the office. Her dedication and flexibility have been critical to keeping the office running smoothly.

The staff has also been integral in gathering and organizing the necessary information for the completion of both the 2023 and 2024 audits, a significant and detailed undertaking that reflects their commitment to accuracy and accountability.

**Lisa** has taken the lead on community communications, managing email blasts and newsletters to keep residents informed and engaged. In addition, she has expanded her knowledge of QuickBooks, allowing her to assist residents more seamlessly, while continuing to handle other key responsibilities such as ACC submissions.

**Jeff** continues to be a true trooper, consistently stepping in wherever help is needed. With the office now operating with just three employees, his willingness to cover gaps and support the team has been invaluable.

Overall, this year highlights the resilience, adaptability, and dedication of the CCME office staff, whose hard work ensures continued service and support for our community.

2025 total lot sold = **115**.

Of the 115, **87** were vacant lots and **28** were lots with homes.

## **ANNUAL ASSESSMENT due Sat., 1/31/26:**

There are multiple ways to pay your assessment. You can pay by cash, money order or by check and NOT be charged a processing fee. For the 2026 Assessment fee, you will be charged a processing fee of 2.99% for credit card payments and payments through Apple Pay and PayPal. Bank Account payments (ACH) will have a processing fee of 1%.

### **2026 Assessment Fees**

1 <sup>st</sup> / primary lot - primary assessment	\$299.48
2 <sup>nd</sup> / secondary lot - with a residence	\$299.48
2 <sup>nd</sup> / secondary lot - without a residence	\$99.83

### **Processing fee chart**

2.99% processing fee on \$299.48 add \$8.95, total will be \$308.43  
2.99% processing fee on \$99.83 add \$2.98, the total will be \$102.81  
1% processing fee on \$299.48 add \$2.99, the total will be \$302.47  
1% processing fee on \$99.83 add \$1.00, the total will be \$100.83

If you are having problems paying the assessment in full with one payment, we offer a payment plan. You can pay off your account over an 18-month period.

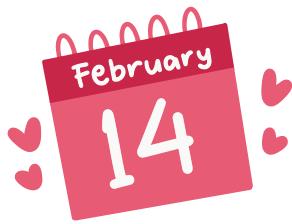
**Please contact the office at 719-689-2549 or [ccmepoa@ccmpoa.com](mailto:ccmepoa@ccmpoa.com)**

## **Sending payment**

**Mail your checks and money orders to  
Cripple Creek Mountain Estates POA  
4453 Teller County Rd. 1  
Cripple Creek, CO 80813-9512**

**Make checks and money orders payable to  
CCME POA or Cripple Creek Mountain Estates POA.**

**On the memo line, please include your filing and lot number.  
The filing and lot number can be found on the invoice under  
your name on the Bill to & Ship to addresses.**



# EVENTS & important dates



## JANUARY

1/1 Office & dumpster closed all day

1/10 BOD meeting 9:30 AM - ?

1/16 BINGO 6:00 - 8:00 PM. \$1 per card

## FEBRUARY

2/14 BOD meeting 9:30 AM - ?

## MARCH

3/14 BOD meetings 9:30 - ?

*See the EVENTS section on our website, [ccmepoa.com](http://ccmepoa.com),  
for future information*

# More Interesting Facts about CCME

**BINGO** at CCME was mentioned in the **Jan-April 2010 newsletter**

## **Fishing Ponds final days - Jan-Mar 2013 newsletter**

In February 2013, CCME received a summons from the Attorney General for the State of Colorado to file an answer as to why we have not completely drained the ponds. The state Attorney General has offered a settlement which will relieve us of having to pay up to \$500 a day in fines. The settlement states that we will breach the ponds and fill in the low areas to prevent the storage of any water. The water must be allowed to flow to the downstream users.

The Board believes that the cost of agreeing to the state's request is far less than if we were to continue to seek augmentation to keep the ponds.

## **Outdoor Swimming pool with dressing rooms - March 1986 newsletter**

Did you know that CCME use to have an outdoor swimming pool with dressing rooms. A study was sent to the property owners about moving the pool back inside. The outdoor pool was open from Memorial day to Labor Day. Burr!!! As you all know, the community approved to have the pool moved indoors.

## **Fishing lakes - March 1986 newsletter**

Did you know that it the POA spent approximately \$3,000 a year to stock the ponds with fish and for treatments to the ponds?

## **Valentine Party - 2Q 1994 newsletter**

On February 12, 1994, some 55 people enjoyed a delicious dinner followed by a sweetheart serenade by John Mustian. The food was served by the restaurant tenant inside the CCME clubhouse.

Thanks went out to Dorma Haines and her sister, Cicila Nonette Lesley, Dona Mustian, Lori and Bene Miller.

## **Rural Mail Delivery - January 1991 newsletter**

Saturday, September 22, 1990, was the first day of the CCME's mail delivery. Twelve members greeted the Postmaster and mail carrier. After the ribbon cutting, pictures were taken and coffee and cheesecake was served.

# How to douse a **fire** in a firepit



- Let the fire naturally die out if you can. About an hour before you need to extinguish, stop adding wood to the fire.
- Use a shovel or stick to spread out the leftover coals or wood.
- Pour water on leftover coals or wood in the pit. Continue to douse the fire until you can't hear any more sizzling sounds.
- Stir up the ashes with your shovel or stick. Embers can easily hide out of reach, so you must take a moment to turn the ashes over, exposing any that may have gone undetected.
- Check the surrounding area for fallen or lingering embers.
- Check the pit's temperature. Stick your hand in to see if it has fully cooled down. If it's too hot for your hand, it's too hot to leave.



## Teller County Dept of Transportation



### Parking on County Maintained Roads

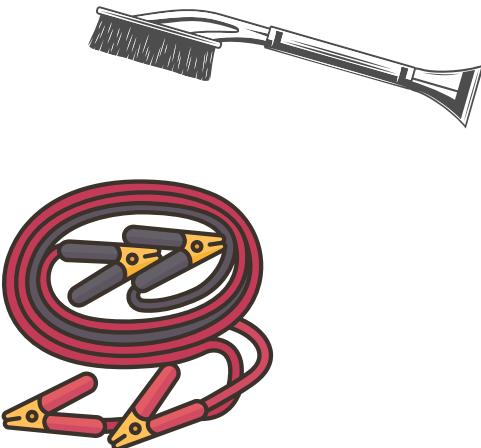
Another problem compounded by winter snow and summer maintenance is parked cars let on County roads. It is illegal to park on the traveled portion of County roads. The road may not get plowed or graded properly and cars may be towed at the owner's expense and/or a citation could be issued.

*Your cooperation in parking off the road will enable us to  
efficiently maintain County roads.*

# Essential Items for your vehicle in case of an emergency



## Must-haves



- Sturdy scraper / snow brush / snow shovel to clear snow
- Flashlight with extra batteries or crank-powered flashlight
- Blanket or sleeping bag
- Gallon jug of water
- First aid kit and essential medications
- Tire chains and tow strap
- Jumper cables
- Flares/reflectors to signal for help and warn other motorists
- Battery or crank-powered radio to listen to emergency broadcasts

# Secondary Items for your vehicle in case of an emergency

## Good-to-haves



- Extra set of clothes, including coat, hat, mittens, boots, etc.
- Chemical hand warmers
- Non-perishable snacks like granola bars
- Non-clumping kitty litter / sand for traction
- Deck of cards or board game for entertainment

*Winter Driving Preparedness provided by the Colorado Dept. of Transportation*



## Winter Weather definitions

### Watches - risk of hazardous weather

#### Winter Storm Watch:

Conditions favorable for a winter storm event, which is a threat to life or property.

#### Blizzard Watch:

Condition favorable for a blizzard event (low visibility < 1/4 mile with winds at least 35 mph).

### Advisories less serious than warnings

#### Winter Weather Advisory:

Issued for one or more of the following:

- Snow of 3-5" in 12 hours
- Sleet <1/2"
- Freezing rain with sleet/snow
- Blowing snow

### Warnings event is occurring

#### Winter Storm Warning:

Heavy snow of 6" in 12 hours or 8" in 24 hours or sleet of 1/2" or more.

#### Ice Storm Warning:

Ice accumulation 1/4" or more.

#### Blizzard Warning:

Blizzard conditions for at least 3 hours.

# **The Adventures of CC and Emee**

## **“The Case of the Missing Chair”**



Every morning at approximately 7:30 a.m., the office doors open and CC and Emee report for duty.

CC, short for Corporate Cat, is plump and gray, and takes his role very seriously, believing himself to be the unofficial office manager.

Emee, a fluffy white and gray tabby with wide, curious eyes, prefers the title Director of Mischief and Morale. The office can be a bustling place filled with keyboards, coffee mugs, rolling chairs, and humans who thought they were in charge.

### The Case of the Stolen Chair:

One cold Tuesday morning, CC noticed something alarming: his favorite rolling chair was missing. Not just any chair— his chair. The one with the perfect squeak, the ideal spin radius, and the unmistakable scent of victory and warm fabric. He immediately jumped onto a desk and began pacing, tail flicking like a metronome of concern.

This was not an accident. This was an incident!

He surveyed the office floor with practiced precision. No chair by the copier. None near the bookkeeper’s office. Not even abandoned by the conference room where the humans often forget things. CC issued a low, authoritative mrrp, the kind that clearly translated to, all departments report immediately!!

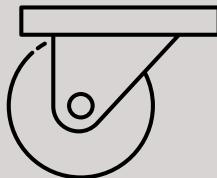
Meanwhile, down the hallway, Emee was having the time of his life.

He had discovered the chair moments earlier, sitting innocently near the community computer office. With one calculated push of his paw, the chair rolled. With a second push, it rolled faster. Soon, Emee hopped onto the seat, tail held high like a victory flag, as he coasted down the hallway on his stolen chariot.

Heather stepped out of the bookkeeper office just in time to see a fluffy white/gray blur glide past.

“...Did the cat just steal my chair?” Heather whispered.

Back at headquarters, CC heard the unmistakable thump-swish of rolling wheels. His ears twitched and his eyes widened.



He quickly jumped down and marched toward the sound, arriving just in time to witness Emee skidding to a dramatic stop near the front office.

*“MEOW,” CC declared sharply.*

*This meow was not casual. It was layered. It meant, We have policies. We have procedures. And we absolutely do not joy-ride office furniture before lunch.*

Emee blinked. Slowly. Then he hopped off the chair, stretched every leg as if he had done nothing but hard work all morning, and flopped onto his back in the middle of the hallway—paws in the air, belly exposed, face glowing with pride.

The humans laughed.

The chair was returned.

CC sighed, hopped onto the reclaimed seat, and gave it a single dignified spin to ensure it was unharmed. Satisfied, he curled up as if the entire ordeal had been flawlessly managed.

Emee rolled onto his side, already drifting into a nap, dreaming—no doubt—of wheels, speed, and the next great office adventure.

Case closed.

