


CRIPPLE CREEK MOUNTAIN ESTATES NEWSLETTER

APRIL - JUNE 2026 2ND Q



Backyard looking to the backside of the Lodge. 
The bench has a plaque in memory of our
friend and office bookkeeper,
KAREN GARCIA.

Contact Info

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Cripple Creek, CO 80813-9512

**FREE notary & fax service for
CCME owners**

Ed Seal, President



Dear Neighbors,

With winter turning to spring there is a renewed energy in our community. I am excited to look out and see our neighborhood waking up, our trees budding, and, most importantly, our community coming together.

We often talk about the rules and regulations of our POA, but I want to take a moment to talk about what makes this place special: we are a family. This community isn't just a collection of houses; it is a shared space where we watch out for each other, support one another, and celebrate together.

Whether it's sharing tools, checking on a neighbor during a storm, or watching the kids play, our strength is in our connections.

Preparing Our Home: Fire Mitigation

Because we are a family, our top priority this spring is safety. As we all know, living in our beautiful state means acknowledging the realities of fire danger. According to 2026 wildfire mitigation guidelines, taking action in the "immediate zone"—the 0–5 feet around your home—is the most effective way to protect your property.

I am asking every homeowner to take a proactive role in hardening our community. This is not just about compliance; it is about protecting your family and your neighbor's home simultaneously.

Please focus on these steps by June 1st:

- **Clear the Gutters:** Remove pine needles, leaves, and debris from roofs and gutters.
- **Create Defensible Space:** Trim vegetation and remove dead trees within 30 feet of your house.
- **Deck Safety:** Clear out anything flammable from decks and porches.
- **Document Your Efforts:** Under Colorado's new insurance transparency laws (HB 1182), documented mitigation work can directly impact your insurance risk score and premiums. Take "before and after" photos of your work.



Let's Build Community

While we work on fire safety, let's also have some fun. We have several community events planned to bring us together, including our annual picnic in July. Check the calendar section for more details.

Finally, a huge thank you to everyone who has already started their spring landscaping. Our community looks beautiful because of your effort.

If you have concerns or need assistance, please remember that the Board is here to listen and help. We are, after all, family.

PS. - In a further effort to be more fiscally responsible we will be emailing out our agenda prior to monthly Board meeting instead of printing out multiple copies which we know will simply be thrown away after the meeting. Currently most of us could print it at home if we want to or simply read the agenda from our phones during the meeting like the Board members will be doing. Thank you, David, for this suggestion.

Stay safe,

Ed Seal

President, CCME Board of Directors

RACHEL BILARDI, TREASURER



Your assessments have been hard at work over the last year as well. We have a beautiful event space out behind the Lodge, an almost-complete new trash garage, and construction planned for a pavilion to cover the outside event space.

The board and volunteers have worked hard to be good financial stewards of your investment in CCME, and I know this will continue long into the future!

ASSESSMENT REMINDER

The 1st Notice of Delinquent Accounts have been mailed.

The ladies in the office will start mailing the 2nd Notices.

If you have not paid your assessments,

PLEASE pay your assessment before your property goes to **COLLECTIONS**.

Jeff Boone, Building & Grounds/Security



1. Looks like the trash garage should be completed by the end of March or early April. Then we will need to get the building final inspection, before we can open it for business. Remember only members that are current on assessments will be able to take their garbage there, as you will need your key card to open the door to it.

2. We are finalizing the plans for the pavilion over the concrete slab in the back. Once we get the plans done we can get the estimates on construction. This pavilion when finished will greatly enhance the beauty and value of the Lodge. This will make it much easier to hold outdoor events and such. Estimate for completion is summer of 2026.



Charlsie Eijlers, Secretary



Office Staff Updates & Progress

Our office staff has been working diligently this quarter to strengthen and improve the collections process for overdue assessments. Rather than relying solely on sending statements and waiting for payments, the team has taken a more proactive and neighbor-focused approach—reaching out directly to those with overdue balances as a reminder and offering assistance where needed. This effort has already resulted in noticeable improvements in both the amount collected and the timeliness of payments. The staff is now turning their attention to accounts that are more significantly overdue, continuing their commitment to ensuring the financial health of our community. If you have an outstanding balance, we encourage you to connect with the office. Being a good neighbor includes helping maintain the shared responsibilities that support our community.

Heather continues to expand her role by taking on additional bookkeeping responsibilities, strengthening the office’s financial operations. **Lisa** has also been making great strides, managing portions of the website and enhancing communication efforts to better keep residents informed and engaged.

We are also excited to share that the team is actively working toward implementing online payment options, with a goal of having this available before the end of June—making it easier and more convenient for everyone to stay current on their assessments.



Heather Walk, Office Manager and Bookkeeper



Lisa Smith, PT Office Assistant



EVENTS & IMPORTANT DATES



APRIL

- 4/11 BOD meeting 9:30 - ?
- 4/17 BINGO 6 - 8 PM \$1 per bingo card
- 4/23 Poker 6:30 - 9:30
- 4/25 Spring Craft Fair, Bake Sale, & Grilled Cheese Truck

MAY

- 5/2 Craft Day
- 5/8 & 9 Chipping
- 5/9 BOD meeting 9:30 - ?
- 5/15 BINGO 6 - 8:30 PM \$1 per card
- 5/22 The Lodge CLOSED all day for a private event

JUNE

- 6/13 BOD meeting 9:30 - ?
- 6/19 BINGO 6 - 8 PM \$1 per bingo card
- 6/19 & 20 Chipping

Please Visit our web site WWW.CCMEPOA.COM for further events or Lodge closures due to the facility being rented.





The **Board of Directors** are seeking volunteers for three (3) positions on the Board.

If you are interested in filling the vacant board positions, please submit a letter of intent, short bio, and contact information to the CCME office **no later** than Friday, **May 15th**, 2026. *You must be current with your annual assessment.*

Election Ballots will be mailed the week of May 25th.

Ballots need to be dropped off or mailed to the CCME office by Friday, **July 10th**. If the office is closed, you can drop off your ballot in the locked trash payment box.

Coming **SOON!**

Garage to house dumpsters

When the garage is completed early this Summer, you can use your access card to enter the garage 24/7. If you have **not paid your assessment**, your access card will/has been deactivated and you will **NOT** be able to dispose of your trash at CCME. When paying by cash, make sure you have the correct change when dumping trash **after office hours**.

We will have security cameras to make sure people are not dumping their trash outside of the garage.



Chipping dates

May 8 & 9

June 19 & 20

July 17 & 18

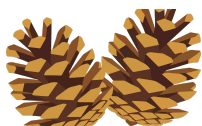
August 14 & 15

September 18 & 19

Each date falls on a Friday or Saturday.

**VOLUNTEERS
NEEDED**

to assist with the chipping & prepare and serve
lunch for the volunteers.



Coming in May 2026



Pine needle, pinecone & leaf collection at your Teller County Fire
Departments in partnership with APEX Waste Solution.

Dates to be determined.



This & That

Who to call if a dead animal is found on or near a road?

Call the Teller County Department of Public Works at

719-687-8812



Signs of a Stroke

F is for Face: Smile and see if one side of the face droops. That's a possible sign of muscle weakness or paralysis, which often show up on just one side of the body.

A is for Arms: Raise both arms. Does one arm drop down? That's another sign of one-sided weakness.

S is for Speech: Say a short phrase and check for slurred or strange speech. A stroke can make it hard for you to talk clearly or choose your words.

T is for Time: If the answer to any of these is yes, call 911 right away. Remember to look at the time and write down when you first saw any of these stroke warning signs.

Some health educators add two more steps to the checklist, calling it BE FAST. "B" stands for balance: loss of balance is a possible stroke sign. "E" stands for eyes: Someone having a stroke may suddenly lose vision in one or both eyes or have blurry vision.

Don't be tempted to drive yourself or someone else having a stroke to the hospital. Minutes matter in treating stroke. Calling a doctor or getting in the car wastes time. Ambulance workers can judge your situation sooner, and that boosts your chance of getting the treatment you need as soon as possible.



PLAN FOR WILDFIRE EVACUATION PLAN

HOW WILL YOU LEAVE?

1. If you have a car:
 - Keep a full tank of gas if an evacuation seems likely
 - Keep a half tank of gas at all times in case of an unexpected need to evacuate
 - Only take one car per family to reduce congestion and delay
2. If you do not have a car:
 - Plan how you will leave if needed
 - Decide with family, friends, or your local emergency management office to see what resources may be available
 - Always follow the instructions of local officials and remember that your evacuation route may be on foot, depending on your location

WHERE WILL YOU GO?

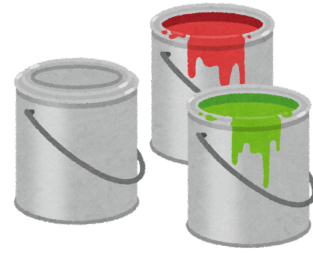
- Check with local officials about what shelter spaces are available
- Identify several places you could go in an emergency, such as a friend's home in another town or a motel. Choose destinations in different directions so that you have options during an emergency
- Come up with a family/household plan to stay in touch in case you become separated; have a meeting place and update it depending on the circumstance
- If needed, identify a place to stay that will accept pets
- Be familiar with alternate routes and other means of transportation out of your area

WHAT ROUTE WILL YOU TAKE?

- Determine a minimum of two different ways out of your neighborhood
- Ensure your route takes you to a main arterial road
- Practice the various routes in and out of your neighborhood regularly to be familiar with them
- Identify several safe areas along your route if you cannot get out of the evacuation zone. Safe areas include large parking lots, parks, or other like type places

**Please stop by the CCME office and pick up
your **Emergency Evacuation** packet.**

Paintcare Recycling



Colorado Building Supply
300 S Chestnut St, Woodland Park, CO, 80866
Woodland Park, CO
(719) 687-9205

AND

Sherwin-Williams
717 Gold Hill Pl.
Woodland Park, CO 80863
(719) 687-6800

Hours:

Paint is accepted during regular business hours. Call ahead for hours and to make sure the store can accept the amount and type of paint you would like to recycle.

Who Can Use This Program:

Households and Businesses in Colorado

Information:

Limit: 5 gallons per visit. This site accepts **latex and oil-based house paint, stains and varnish in containers up to 5 gallons in size**. This site does not accept aerosols (spray paint or other spray products), containers without original labels, or containers that are leaking or empty.



PLEASE do not drive on Monarch Drive **outside of CCME borders**.

This road is not maintained by the County.

This road is a private road maintained by the property owners..



DRIVERS, be kind to pedestrians especially those who are walking their dogs. No one likes to get road dust blown in their faces, including dogs.

Although the maximum speed limited is posted at **30 mph**, please drive around pedestrians and their dog(s) at a slower rate of speed.

PEDESTRIANS recommendations:

- Walk facing oncoming traffic on the side of the road.
- Wear bright in the daytime and reflective clothing at nighttime.
- Don't take a walk when your judgement might be impair by alcohol and/or drugs, and
- Avoid being distracted. Take your phone with you in case of an emergency, but don't be talking or texting on your phone while you walk. Also, don't cover both ears with headphone.

Now that the weather has been nice, more people & their dogs are out for walks.

MORE INTERESTING

Facts about CCME

Street signs were added to our community in 1996.

According to the January 1, 2021 newsletter, CCME got their first website

Did you know that the CCME office area had a nail and hair saloon?

In 1992, the Board agreed to use the downstairs rec room as a fitness center.

CC & Emee Adventures

The Mystery of the Disappearing Sticky Notes

It all started on a Wednesday. At first, no one noticed. A sticky note here... gone.

A reminder there... missing.

“Didn’t I leave a note on my desk?” Heather asked. Lisa frowned. “My to-do list disappeared.”

Across the office, bright yellow, pink, and blue sticky notes were vanishing one by one.

Something strange was happening. CC Notices a Pattern From his usual spot on the filing cabinet, CC observed everything.

He watched the humans search their desks, confused.

He watched as new sticky notes appeared... and then disappeared again.

CC narrowed his eyes. “This is not random.”

Emee, sprawled across a keyboard, looked up lazily. “What’s not random?”

“The sticky notes,” CC said. “They are being taken.” Emee sat up immediately.

“A mystery?!” The two Security Cats went to work. They inspected desks. They sniffed stacks of paper.

They even checked under keyboards and inside drawers. Nothing. No sticky notes.

No clues. Emee dramatically flopped onto his side.

“This is impossible. The sticky notes have vanished into thin air.” CC remained calm.

“Every mystery leaves a trail,” he said. “We just have to find it.”



Late in the afternoon, CC noticed something unusual. A tiny corner of a sticky pink note was sticking out from under the conference room door. He slowly approached.

Emee followed, his tail twitching with excitement. “Do you think it’s the culprit?” Emee whispered. CC pushed the door open.

Inside the conference room there was chaos. Sticky notes covered the table.

Sticky notes covered the chairs.

Sticky notes were stuck to the walls in strange patterns. And in the middle of it all sat Emee, covered in sticky notes. CC blinked. Emee blinked back.

“Oh,” Emee said slowly.

CC tilted his head. “Emee.” “Yes?” “Would you like to explain this?”

Emee looked around the room. “Well... I may have borrowed a few sticky notes.”

CC raised an eyebrow. “A few?”

Emee smiled sheepishly. “I was building something.”

“What exactly?” Emee pointed proudly at the wall. It was a giant, colorful creation made entirely of sticky notes. It looked like a fish. “It’s modern art,”

Emee said.

CC sighed, but there was a small smile in his eyes. “Emee, the office needs those sticky notes.” Emee looked a little guilty. “Oh... right.” Together, the two cats carefully returned the sticky notes to their proper places. Desks were restored. To-do lists reappeared.

Reminders were back where they belonged.

The next day, Heather and Lisa noticed everything was back to normal. “My sticky notes are back!” Heather said. “That’s strange...” Lisa replied. No one ever discovered what had really happened. But CC and Emee knew. Back at their sunny window, Emee curled up beside CC.

“Next time,” CC said gently, “maybe use scrap paper for your art.” Emee yawned and then with a wicked grin, “Or... we could make a bigger masterpiece.” CC sighed. “Let’s start with no more disappearing office supplies.”



The End... or is it?

