

CRESTMoorPARK (2ND FILING) HOMES ASSOCIATION

www.CrestmoorParkTwo.org

NOTICE OF ANNUAL MEETING

The Annual Meeting of the Crestmoor Park (2nd Filing) Homes Association will be held via Zoom on Tuesday, November 9, 2021 at 6:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/84960036495?pwd=MHF2ZXRhbzQ1WG1kVjMrRFBic0F4UT09>

Meeting ID: 849 6003 6495

Passcode: 193493

Call in (346) 248-7799

An update on the entry islands, security issues, a dues increase and other neighborhood concerns will be addressed. Our current state senators and representatives, councilwoman, and Denver police will be invited to address the group. Owners of property who are more than 30 days delinquent in their dues payment and/or late fees are not eligible to vote at the annual meeting.

PROPOSED

Board Member Election – Term Expiring -- 2024

Tom Deline

Andy Draper

John Sadwith

CONTINUING BOARD MEMBERS

Term Expiring -- 2022 Term Expiring -- 2023

Jason Hill

Bob Brown

Mariette Bell

John Derungs

Homeowners have the right, and are strongly encouraged, to nominate other candidates as well. Nominations should be submitted to the Association by mailing them to 245 Kearney St., Denver, CO 80220, along with five supporting signatures of non-delinquent members of the Association and a letter of acceptance from any nominated person. These nominations must be received by the Board at least fifteen (15) days prior to the Annual Meeting.

E-MAIL

The most efficient way to communicate with you is through email. Matters of neighborhood importance and safety are now sent via email. If you have not done so please send your email address, your name and your home's physical address to John Sadwith johns@ctlanet.org or fill out the enclosed form and return it to John Sadwith.

APPROVAL OF PLANS

Members are reminded that the Board of Directors, through the Architectural Review Committee, is charged with the responsibility of reviewing and approving, prior to commencement of any exterior work, proposed plans for additions or improvements to properties. A licensed architect reviews the plans and a fee is charged for the review. Homeowners contemplating improvements or changes to the exterior of their homes, fences, walls or other structures should review the applicable Design Guidelines and Covenants with their architect and builder. Contact Tom Deline, Chairperson (303-743-0100) in advance of the intended construction start to allow for the review and approval process.

- If there is evidence of construction at your adjacent neighbors and you have not received copies of the plans from them, please notify the chair of the ARC immediately.
- The Crestmoor 2nd Filing Design Guidelines and submittal procedures are available on our website at www.CrestmoorParkTwo.org.
- When renovating, please have construction materials and dumpsters placed on your property or driveway and not on the street.

FINANCIAL STATEMENT

A copy of the January 1 – December 31, 2020 Financial Statement is enclosed.

NEIGHBORHOOD MATTERS

- The Board proposes a \$25 a year dues increase to \$150 per year.
- Covenant Security Services continues to provide our security patrols. They can be reached at 303-552-9027. If you ask to be placed on the open garage door program they will notify you when their patrol discovers your garage door open and, on request, they will perform vacation checks.
- For your information, though city ordinances allow construction only between the hours of 7:00 a.m. and 9:00 p.m. Crestmoor design guidelines further restrict construction weekdays from 7:00 a.m. and 7:00 p.m. and weekends and holidays from 8:00 a.m. to 5:00 p.m.
- It has come to the attention of the Board that numerous homes within the neighborhood store their trash cans in open view of the street. The Board requires that trash cans either be kept in the garage or in a screened in area so as to not allow a view of trash and trash cans from the street. The Covenants and City Ordinances state that all trash cans must be concealed.. A schedule of trash and recycle pick-up can be found at www.denvergov.org/trashrecycling
- Homeowners whose lot line abuts Holly Street or Monaco Parkway are reminded to take care to keep their fences in good repair and to mow or remove all weeds and debris from both sides of any fence in order to improve the neighborhood appearance.
- Please notify us if it appears a neighbor may be preparing to pour a sidewalk or are deviating from construction plans or are making exterior improvements without submitting any approval from the ARC. This will help us maintain one of the unique characteristics of our neighborhood, no sidewalks.
- Parking of vehicles in the street over a 72-hour period, and the parking of any large commercial or recreational vehicles, either on the street or in driveways for an extended period of time, is in violation of Denver traffic and/or zoning ordinances.
- It is a violation of city ordinances to place sports equipment in the street or drainage pans without a city permit.
- Crestmoor has a web page. Neighborhood announcements will be posted periodically on this page. The address is www.CrestmoorParkTwo.org. Chris Penney cpenney14@gmail.com is the webmaster.
- A big thank you to Councilwoman Amanda Sawyer and her office, particularly Logan Fry, for all their help with neighborhood matters during the last year.

IMPORTANT PHONE NUMBERS

City Services:	311
Police District 3 (non Emergency):	720-913-1300
Denver Parks - Montclair District (Crestmoor):	303-331-4038
City Council District 5:	720-337-5555
Covenant Community Services (Security Patrol)	303-552-9027

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Accrual Basis

Crestmoor Park Homes Assoc (Filing 2)
Profit & Loss Prev Year Comparison
 January through December 2020

	Jan - Dec 20	Jan - Dec 19	\$ Change	% Change
Income				
4000 · Dues Income	60,750.00	60,750.00	0.00	0.0%
4400 · Architectural Review Income	4,550.00	4,650.00	-100.00	-2.2%
4500 · Transfer Fee Income	3,100.00	3,000.00	100.00	3.3%
4600 · Interest Income	787.55	415.33	372.22	89.6%
4700 · Lien Fee Income	0.00	50.00	-50.00	-100.0%
4800 · Late Fees	1,775.00	1,235.00	540.00	43.7%
Total Income	70,962.55	70,100.33	862.22	1.2%
Expense				
6000 · Bookkeeping Services	1,842.50	2,090.00	-247.50	-11.8%
6030 · Bank Charges	0.00	33.15	-33.15	-100.0%
6050 · Board Expense	164.85	302.30	-137.45	-45.5%
6060 · Donations	0.00	250.00	-250.00	-100.0%
6100 · Annual Meeting Expense	280.00	776.87	-496.87	-64.0%
6120 · Architectural Review Expense	5,700.00	3,900.00	1,800.00	46.2%
6145 · Insurance Exp	2,240.00	2,340.00	-100.00	-4.3%
6150 · Legal Fees	0.00	60.00	-60.00	-100.0%
6200 · Printing Expense	640.09	45.10	594.99	1,319.3%
6300 · Postage and Box Rental	204.05	197.45	6.60	3.3%
6500 · Landscape Maintenance-Islands	4,553.18	5,126.55	-573.37	-11.2%
6550 · Signage Repairs/Maintenance	0.00	5,642.86	-5,642.86	-100.0%
6600 · Security Patrol	34,112.66	30,341.85	3,770.81	12.4%
6700 · Miscellaneous Expense	267.09	425.00	-157.91	-37.2%
6755 · Web Site Expense	281.67	248.14	33.53	13.5%
6800 · Taxes - Federal	0.00	54.00	-54.00	-100.0%
6900 · Taxes - State	0.00	9.00	-9.00	-100.0%
Total Expense	50,286.09	51,842.27	-1,556.18	-3.0%
Net Income	20,676.46	18,258.06	2,418.40	13.3%

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03/05/21

Accrual Basis

Crestmoor Park Homes Assoc (Filing 2)
Balance Sheet
 As of December 31, 2020

	Dec 31, 20
ASSETS	
Current Assets	
Checking/Savings	
1030 - Wells Fargo	
1031 - Business Checking (0642)	48,005.57
1035 - Time Account (6961)	82,836.19
Total 1030 - Wells Fargo	130,841.76
Total Checking/Savings	130,841.76
Accounts Receivable	
1100 - Dues Receivable	1,922.00
Total Accounts Receivable	1,922.00
Total Current Assets	132,763.76
TOTAL ASSETS	132,763.76
LIABILITIES & EQUITY	
Equity	
Retained Earnings	112,087.30
Net Income	20,676.46
Total Equity	132,763.76
TOTAL LIABILITIES & EQUITY	132,763.76

**CRESTMoor PARK (2ND FILING) HOMES
ASSOCIATION**

www.CrestmoorParkTwo.org

If you have **not already submitted** your e-mail address to receive periodic neighborhood updates and future neighborhood meeting notices by email please complete this form. This form can be emailed to johns@ctlanet.org, mailed or dropped off to 245 Kearney St. Denver, CO 80220

Name of Homeowner

Street Address

City

State

Zip Code

Email Address

Covenant Community Services, Inc.
PO Box 21545
Denver CO 80221
303 552-9027 – voice / fax
gail@ccs-denver.com



To increase safety in your community, CCS offers a voluntary program in which CCS notifies the resident in the case of an open garage door, or any other highly suspicious activity at the residence.

Information will remain confidential.

Please tear along dotted line

I voluntarily request that CCS notify me, regardless of time, if garage door is found open, or any other highly suspicious activity occurs at my residence. I understand that this information will remain confidential.

Crestmoor Park - Filing #2

Resident Name: _____

Address: _____

Home phone #: _____ **Cell #:** _____

Work phone #: _____ **E-Mail:** _____

Please fax to CCS at 303 552-9027
Or e-mail to gail@ccs-denver.com



Safety Tips

Personal Safety Issues

- Always be aware of your surroundings.
- Let someone know your plans, if it's not routine.
- Be aware of identity theft when disposing of mail, including credit card offers.
- Mace or pepper spray is legal to carry.
- If someone tries to take your purse, LET IT GO.
- Keep all Identifying Items out of your purse, i.e. driver's license, checks, credit cards, car registration, etc.
- When possible, keep your purse hidden under your coat.
- Never place your purse strap around your neck.
- Be aware of anyone, male or female, following or approaching you. Use eye contact.
- If you feel you are being followed while in your vehicle, proceed to the nearest police or fire station. Have a plan.
- Upon entering your vehicle, lock all doors.

Vehicle Issues

- Dark tinted windows on vehicles invite theft.
- Remove all valuables from inside vehicles, whether parking in garages or not, such as CDs, stereos, clothing, purses, laptop computers, cameras, etc.
- Park in well lit areas.
- When walking from your vehicle to your unit, be aware of your surroundings.
- Use wheel locks on any fancy or custom wheels.
- Use anti-theft security devices on vehicles, such as "The Club", auto shut-offs, alarm systems, etc.
- Lock your vehicle.
- Use non-reversing screws on license plates to avoid theft. These may be purchased at any hardware or automotive store.

- Do not leave vehicle running unattended during warm-up in the mornings, even if you lock the doors.
- Remove or hide insurance and registration papers and other items that contain your personal information, such as your name or address.
- Use a locking gas cap to prevent gas theft.

Residence Issues

- Monitored home alarm systems are a good deterrent.
- Keep valuables in a home safe or a financial institution safe deposit box.
- Always secure all doors and windows when away from home, even if gone only a short while.
- Do not have dry cleaning left at your front door.
- When away from home for long periods of time, do not interrupt mail delivery, newspaper delivery, etc. When possible have a trusted neighbor or friend pick up these items.
- Security doors are a good burglary deterrent.
- Cut up any boxes that contained electronic equipment, including televisions, stereos, DVD players, computers, etc. This prevents you from announcing any new big-ticket items inside.
- If not expecting visitors, do not open your door to anyone.
- Notify CCS when leaving for extended periods of time. We will check your unit once each shift.
- Pick up newspapers before you leave your house in the morning.
- Have UPS, etc. deliver to homes of neighbors or relatives that are home during the day.

Property Issues

- Report all suspicious activity or persons to the police.
- Share information with your neighbors regarding crime activity you personally know about, but avoid rumors and unconfirmed information.