

CRESTMoor PARK (2ND FILING) HOMES ASSOCIATION

www.CrestmoorParkTwo.org

NOTICE OF RESCHEDULED ANNUAL MEETING

The Annual Meeting of the Crestmoor Park (2nd Filing) Homes Association will be held on Tuesday, December 14, 2021 at 6:00 p.m. at Temple Emanuel, 51 Grape Street, Denver, CO 80220.

COVID NOTICE: Our host, Temple Emanuel, currently is requiring that all attendees wear masks and take other reasonable Covid precautions. If you are not vaccinated, consider not attending, voting by proxy (below), and/or always maintain social distance from others. Any updates to Covid protocols will be circulated to Members by email, and information will be posted on the Association's web page.

AGENDA ITEMS

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 residences who are more than 30 days' delinquent in their dues payment and/or late fees are not eligible to vote at the Annual Meeting.

ELECTION OF DIRECTORS

Currently, the number of directors authorized for the Board of Directors is nine. Four positions need to be filled. One Director has resigned effective as of the Annual Meeting, Chris Penney (thank you for your service on the Board). Two directors' (Messrs. Deline and Sadwith) terms are expiring and are running for re-election. As required by Section 5.3 of the Bylaws, the Board has presented a proposed slate of directors. As of the date of preparation of this Notice, four Members of the Association have been nominated by Members of the Association as permitted by Section 5.3 of the Bylaws as candidates for election to the Board. Note that Messrs. Burnside and Sadoff are both on the slate prepared by the Board and were separately nominated by Members. Voting is based on one vote per address/building lot. Each such lot will have up to four votes and may vote only once for each of four candidates.

Slate of candidates proposed by the Board

Tom Deline (currently Chair of ARC)
John Sadwith (currently President)
Jeff Burnside
David Sadoff

Candidates nominated by Members

Cecilia Retelle Zywicki
Daniel Courtney

The Bylaws permit voting by proxy, a written statement executed by the representative(s) of a lot authorizing another person to vote in their stead at the Annual Meeting. The Proxy must identify the owner(s) of the lot, the address of the lot, and the person receiving the proxy.

Included with this Notice are statements of some of the candidates setting forth information about themselves and why they want to be on the Board. You can also read personal statements from all candidates on the community website: <https://crestmoorparktwo.org>.

CONTINUING BOARD MEMBERS

Five current Directors are partway through their current terms (listed below with Terms).

Term Expiring – 2022

Jason Hill
Mariette Bell (currently Treasurer)

Term Expiring – 2023

Bob Brown (currently Secretary)
John Derungs
Andy Draper

ADDITIONAL NOMINATIONS

Homeowners have the right, and are strongly encouraged, to nominate other candidates as well. Nominations should be submitted to the Association by mailing or delivering them to 230 Jersey 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. The lot addresses of the nominee, and signers, of any petitions shall be included. These nominations must be received by the Board at least fifteen (15) days prior to the Annual Meeting (which date will be November 30, 2021).

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 \$50 per year dues increase to \$175 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, although 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 the Board 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.
- 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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Crestmoor Park Homes Assoc (Filing 2)
Profit & Loss Prev Year Comparison
 January through December 2020

03/05/21

Accrual Basis

	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%

Firefox

about:

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

03/05/21

Accrual Basis

	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

BOARD CANDIDATE STATEMENTS

CANDIDATE STATEMENT OF JEFF BURNSIDE

For the last three years I have very much enjoyed living in Crestmoor Park with my wife and two sons. I was asked by my neighbor to run for an open position on the Board and I welcome the opportunity to help maintain the great standards that brought us all here and assist where necessary in making new decisions that concern our community.

I have been a practicing construction litigation attorney for the last 15 years and have recently begun a management role with a local real estate development firm. In my life outside of work, for the past 5 years I've volunteered as a Board Member at Paddington Station Preschool and last year I was elected to the Collaborative School Committee at Mary G. Carson Elementary School where my sons are enrolled. I have coached youth sports for the last 5 years and will continue to act as head coach for a U7 soccer team, a U7 baseball team and I assist with my older son's U9 baseball team.

Civil service and volunteerism is an important part of my life as a person and as a parent. I believe strongly in a society that ensures all voices are heard and understood. I do not believe that a Homeowner's Association is a dictatorship and I do not believe that any rule should be blindly followed. Every point has a counter and every problem has a solution. With increasing social discord and impatience surrounding nearly everything, I believe our little community should be a safe and sacred place where we all can thrive being true to ourselves. These are my simple perspectives that I will endeavor to maintain during my tenure as a member of the Board. Please feel free to contact me at any time to discuss my candidacy or just to say hello!

jeffburnside@gmail.com

CANDIDATE STATEMENT OF DAN COURTNEY

My goal is to ensure that the Crestmoor Park (2nd Filing) Homes Association is consistently operating in the best interest of the homeowners. I believe in maintaining high standards and ensuring that the Board - your Board - is professionally run, respectful and responsive to the modern-day needs of our community.

About me: I own an investment advisory business. I'm a CERTIFIED FINANCIAL PLANNER™ professional, an IRS Enrolled Agent and an Adjunct Instructor with The American College of Financial Services. I have over 30 years of experience in the financial services industry, serving on executive teams and investment committees with Fortune 500 companies and Silicon Valley start-ups. I live in Crestmoor Park with my wife and two daughters (a sophomore at CU Boulder, and a sophomore at GWHS).

dgcourtney@me.com

CANDIDATE STATEMENT OF TOM C. DELINE

My wife and I purchased our home in Crestmoor in 1992. We have been blessed to have raised 4 children in Crestmoor and we have thoroughly enjoyed our neighborhood experience. During my years on the board, I have acted in various capacities as past President, and assisting on the Architectural Review Committee and as Chairman of the Architectural Review Committee. Our neighborhood has gone through many transformations from the mid 1990's to today. We have seen Crestmoor transform itself from a quiet urban neighborhood to one of the preeminent neighborhoods in the Denver Metro Area. While assisting with the Architectural Review Committee, we have seen much change on each street and avenue in Crestmoor. We have tried to give a thoughtful and deferential approach to each of the new proposed additions or redevelopment proposals as they are submitted. We believe the submittal process is straightforward and provides homeowners, developers, and architects a straightforward path to accomplish their goals. Our committee always attempts to try to work through any issues with the homeowner, developer, or architect. I am happy to continue on the Board for another term if you, the Homeowners, would like me to do so.

On another more disturbing note, while we on the Architectural Review Committee always attempt to work through issues with homeowners, developers, and architects, the Zywicki Household, a member of which is also now are running for a Board Position, have threatened the Attorneys on the Board with potential sanctions claims, and have further threatened the Board with potential litigation due to their displeasure with the Architectural Review Committee's denial of a proposed structure in their front yard. While we always attempt to work through issues, there are some items which the Declaration of Covenants are very clear about, and cannot be approved. I believe that the neighborhood should be aware of the potential litigation that the Board and the Association may be subjected to, as a result of these homeowner's displeasure with the Board's actions.

tdeline@mmcmfi.com

CANDIDATE STATEMENT OF DAVID SADOFF

My family is very fortunate to call Crestmoor home. As all of us residents appreciate, Crestmoor truly is a gem of a neighborhood within Denver. I am very supportive of making sure our neighborhood remains a place we are all proud to call home, while at the same time ensuring our board represents a broad spectrum of the community that we are. I believe in transparency, equal & consistent application of policies, and taking a practical lens to what the role of HOA is and what is appropriate in this decade vs decades past.

I received my BA in economics from Dartmouth College, and am the senior managing partner of the Denver office of Boston Consulting Group (BCG), having moved here six years ago to open our office. My work focuses on strategic planning in the healthcare sector. My husband and I have two wonderful daughters, and all of us enjoy the active Denver and mountain lifestyle.

sadoff.david@bcg.com

CANDIDATE STATEMENT OF JOHN SADWITH

My name is John Sadwith. I am running for a three year term on the Crestmoor Park (2nd Filing) Homes Association Board of Directors. My wife, Karen Grote, my son Michael Sadwith and I have lived in Crestmoor Filing 2 since 1992. I moved to Denver in 1976 to attend the University of Denver College of Law. After serving as a Colorado State Public Defender in Denver for 6 years, State Training Coordinator and Denver Office Coordinator I became the Executive Director of the Colorado Trial Lawyers Association where I served for 33 years. I am also a past president of the Make-A-Wish Foundation of Colorado and served in many capacities within the Make-A-Wish Foundation of America.

Why do I mention all the above? Because each of my activities for the last 41 years have included chairing boards, coordinating thousands of attorneys and other volunteers and getting things done. Incidentally, I have served on your Crestmoor Homeowners Board for 20+ years and have been your President for almost that same amount of time. I should note that our bylaws state that the membership will elect the board but the officer positions are determined by the elected board.

For as long as I have served we have never had a contested election and though I feel it is important to have new blood on the board, the board itself has consistently added new members when there is a resignation or death of a board member. In fact, four of the current board members have served for less than 3 years. The board, for the most part, acts unanimously and those board members up for re-election this year have devoted hundreds of hours to serve you. Tom Deline chairs the Architectural Review Committee. He has done so for many years and, with the assistance of an outside architect, has worked tirelessly to try to maintain the unique character of the neighborhood. Is there controversy when approving, denying or asking for modifications to submitted plans? Absolutely, but our charge as board members is to enforce the covenants, bylaws and design guidelines, no matter our individual preferences.

As for me and my board service, here are a few accomplishments we have achieved:

--We amended the bylaws, with a advice of several non board members, towards more transparency in our governance.

--We hired a security service to make regular patrols, hopefully to calm any criminal element that chooses to prey on our neighborhood.

--We took over the planting and maintenance of the entry islands from the city.

--Prior to Denver's new policy of plowing residential streets, we hired plows during two large blizzards to plow our streets.

--We negotiated an added stop sign at Kearney and Southmoor, moved a stop sign at Southmoor and Kearney Lane to Bayaud and Kearney and added no parking signs on the north end of the park.

--We succeeded in constructing a new playground in the park about 20 years ago which is again up for improvements.

--We had a sidewalk installed on the south end of the park and ceaselessly agitated for all sidewalk repairs in the park.

--We successfully stopped a movement within the swim club to eliminate the Crestmoor resident priority for admission .

Sadwith continued

--We negotiated a neighborhood agreement with the restaurant at 3rd and Holly, that is now Locanda, prohibiting outside music and regulating hours and uses. At the same time we fought, and defeated, a full liquor license application for what is now Basil Docs on the east side of 3rd and Holly that was originally proposed as a full service restaurant.

--We negotiated with the Lowry Redevelopment Agency on their buildings along Monaco in Boulevard One to decrease their proposed height and to prevent retail and commercial buildings along Monaco.

--During the beginning of the pandemic we created family activities, especially for the children, that involved the entire neighborhood.

--We negotiated with Denver Public Works to prevent a requirement that we add sidewalks so that we could keep the unique character of our neighborhood. Should the requirement have been sustained each homeowner, at their expense, would have had to construct a sidewalk any time that they applied for a city construction permit. Not only would the expense be considerable, for all sidewalks to be built would have taken 20 years or more in the meantime leaving a patchwork of sidewalks here and there.

--We fought to have our crumbling streets repaved and gutter pans replaced, as needed, which was accomplished several years ago.

--We established e-mail communication with most of you and we use that e-mail list to keep you apprised of neighborhood news including safety issues and events.

--We established volunteer park cleanup days that many of you have participated in.

--All of this in addition to reviewing hundreds of construction submittals, coordinating with our City Councilperson, negotiating with Denver Water (we sued at one time to argue that a rate change would unfairly impact our neighborhood), and Xcel Energy (fighting for priority during power outages).

So yes we have had many successes (and there are some failures especially as to the increased traffic and speeding that we are experiencing) I believe some of the candidates in this contested election are candidates solely because they are upset with ARC decisions that affected them. I believe I have honorably served you for all these years with the best interests of the entire neighborhood as my guiding rule. I urge you to vote for the board slate of candidates which is Tom Deline, David Sadoff, Jeff Burnside and me so that we can continue to operate in a consensus manner for the good of the entire neighborhood. Please feel free to contact me with any questions.

johns@ctlanet.org

CANDIDATE STATEMENT OF CECILIA RETELLE ZYWICKI

Our community is precious to us, and Crestmoor (2nd Filing) Homes Association helps keep it safe and organized. I want to ensure all homeowners have a consistent, enjoyable experience with the Board. My primary intent is to protect our high standard of living, bring Bylaws into the 21st century, and represent the community accurately with City and State officials.

Cecilia received her juris doctor from the University of Denver, her master's in education, and her bachelor of science in education from the University of Minnesota-Twin Cities. She holds a teaching and law license. She played ice hockey for the Gophers at the University of Minnesota, twice going to the Frozen Four. Cecilia is an education technology entrepreneur and resides with her two daughters, husband, and three dogs.

cecilia.retelle@gmail.com

**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.