



Cottonwood West Homeowners Association

P.O. Box 840 • Arvada • Colorado • 80001

Summer 2006 Newsletter

Time to Tidy Up!

HOA Covenants require maintaining individual properties (consistent with changes imposed by SB100 and SB089).

Weeds are flourishing with this hot weather, so it's time to go on the offensive. Attack them with whatever you use to aggressively control unwanted and unsightly weeds in your yard.

The best way to maintain our home values is to keep our neighborhood attractive.

- ▶ Keep lawns mowed and edged.
- ▶ Stain or paint siding. (Submit ACC Change Request forms if changing colors.)
- ▶ Trim your edges.
- ▶ Replace broken concrete driveways.
- ▶ Trim trees and shrubs

Welcome Our New Neighbors!

Scwhabs, 12578 W 56th Pl
Mestamakers, 12739 W 57th Pl
Roberts, 5630 Youngfield St

Be a good neighbor: SCOOP THE POOP

Dog owners: Please remove your dog deposits promptly from sidewalks and lawns. Keep our neighborhood and storm water runoff to local Van Bibber Creeks safe and always clean.

ATTENTION: Neighborhood Business Owners

Advertising is being accepted for this HOA newsletter. If you have a business you would like your neighbors to patronize, call a board member.

A business card size ad will be \$25.

[Editor's note: We'll start with ours (Walker). I will give Arnold a check for \$25 from Walker Investments, LLC. That may help defray the cost of printing the newsletter.]

HOA Board Activities

Current E-mail addresses are requested so we can have fast and efficient communication in the neighborhood.

If you have a new e-mail address, please send it to a board member.

Block Captains have been assigned to improve communication. They are:

Margaret Abramshe (1)
12707 - 12757 W 57th Drive
5710 - 5790 Xenon Court

Keith Motyl (2)
12656 - 12769 W 57th Pl
5755 - 5795 Youngfield Street

Arnold Farley (3)
5605 - 5735 Youngfield Street

Doug & Diane Jones (4)
12751 W 56th Pl
5630 - 5730 Youngfield Street

12756 W 57th Drive
5717 - 5747 Xenon Court

Don & Virlie Walker (5)
12558 - 12788 W 56th Place

Kathy Tipton (6)
56th Pl, Xenon Ct,

Volunteers Needed

Volunteers are needed to chair committees on:

- Neighborhood Watch,
- Refurbish our entrance sign,
- Summer Social,
- ACC Committee projects,
- Clean up along W 58th Ave,
- Get new streetlights, and
- Various other needs of the community.

Please contact a Board member to help or get additional information.

*** * * NEW * * ***

2005-6 Colorado HOA Law (SB100 and SB089)

Community training and education are required under the 2005 Colorado HOA Law. An electronic copy of the Law is available from any HOA Board member. Upcoming Colorado HOA Law training for CWHOA residents will be announced in the future.

NEXT HOA Board Meeting will be

**July 11, 2006,
7:00 p.m. at the Tipton's
(5675 Youngfield Street)**

All residents are welcome to attend and voice any concerns.

Many of you know that *the CWHOA Board and the ACC are staffed by elected community volunteers who receive no compensation for their service.*

Your HOA Board appreciates the support and diligence of homeowners who maintain their property in accordance with our HOA Covenants.

Homeowners are welcome to actively participate in discussions of community issues at monthly HOA Board meetings. Joining the HOA Board is the best way to participate in decisions that help preserve our local community values and quality of life as well as in the evaluation and approval of new architectural materials. We also invite you to visit your Cottonwood West Community website at:

www.cottonwoodwest.org

Community Service Bulletin

from *Kathy Tipton*

Board President, Cottonwood West Homeowner's Association

TO: My Fellow Cottonwood West Homeowners

SUBJECT: Architectural Control and Change Requests

It is my intention and commitment to you to use this Community Service Bulletin to distribute timely community information relevant to policies, procedures, and safety and security issues in a cost effective manner. This is an informal communiqué that is not intended to change or modify policies, rules, covenants, or bylaws pertinent to our Cottonwood West Homeowner's Association (CWFOA), but merely to provide awareness or educational or public-service information that I believe you would find valuable.

Because I know we are all busy, I commit to not waste your time with frivolous or wordy missives and to make these as short and focused as practical. I will only issue Bulletins as special, often time-sensitive community issues arise that require your awareness or attention, I expect to issue more of these messages on a variety of topics important to preserving our quality of life, property values, and the safety and security of our community.

The primary focus of this Community Bulletin is to quickly **summarize of the goals of the Cottonwood West Architectural Control Committee (ACC, which currently is identical to the CWFOA Executive Board) and to correct recent rumors and incorrect statements by representatives of a local siding company offering to install James Hardy brand siding in our community.** Representatives of *Oasis Home Improvement* - installers of James Hardy siding, windows and other home improvement products - recently campaigned our neighborhood and as part of their presentation incorrectly claimed that the CWFOA ACC had approved the use of James Hardy siding. This is not correct. While the ACC is considering various new products for siding, roofing and other architectural materials - which may include one or more James Hardy siding products - **we have not approved James Hardy siding products at this time.** The ACC is bound by covenants to preserve standards of high-quality construction materials and appearances of our neighborhood, as well as assure replacement or alternate materials are consistent with the covenants.

Community training and education is required under the 2005 Colorado HOA Law (CRS ____); an electronic copy of which is available from any HOA Board member. Many of you know that the CWFOA Board and the ACC are staffed by elected community volunteers who receive no compensation for their service. The Board appreciates the support and diligence of homeowners who maintain their property in accordance with applicable HOA Covenants. Homeowners are welcome to actively participate in discussions of community issues at monthly HOA Board meetings. Joining the HOA Board is the best way to participate in decisions that help preserve our local community values and quality of life as well as in the evaluation and approval of new architectural materials. We also invite you to visit your Cottonwood West Community website at www.cottonwoodwest.org.

Community Service Bulletin

from Kathy Tipton

President, Cottonwood West Homeowner's Association

TO: My Fellow Cottonwood West Homeowners

SUBJECT: Homeowner Safety and Home Security

I want to use this Bulletin to make you aware of a recent (but not new) safety and security issue that has come to light in our community. Specifically, the purpose of this Bulletin is to describe **a recent attempted break in to one of our local homes**, to describe some actions you can take to minimize chances of break ins, and to encourage homeowners to be vigilant and reduce the chances of becoming a victim of this kind of crime.

The attempted break in occurred at the front door of a neighborhood home sometime between midnight and noon on March 24, 2006. The good news is the break in was not successful and the homeowner sustained only minor property damage, though the situation could have been worse.

The front security door of the residence was inadvertently left unlocked or unsecured providing access to the solid wood front door that has two deadbolts (only one was locked at the time) as well as a door handle lock. The porch and driveway lighting had been turned off at midnight and the local street light does not illuminate the front porch. The perpetrator used a screw driver or similar object to dislodge the weather stripping around the center deadbolt in an attempt to gain entry. The break in appears to have been thwarted by the locked front door and/or other unknown reason(s) possibly including vehicle headlights or noise inside the residence.

I am not a security expert but I'd offer the following suggestions; (1) be aware that break ins are a continuing concern and do occur in our neighborhood as well as in adjoining communities, (2) use the existing security features (locks, alarms, dogs) of your home where available, (3) use existing or improved lighting (including motion sensing lighting) as a deterrent to crimes that use stealth and concealment, (4) consider trimming bushes, hedges or other vegetation that may conceal criminal activity, (5) consider asking a neighbor to watch your home and to remove newspapers while you are on vacation, and (6) per Covenants, keep garage doors closed as much as practicable.

This is not intended to be an exhaustive list and imagine there are other effective ideas and strategies among our neighbors. We continue to work closely with the Jefferson County Sheriff and will plan to make home security a topic at our Annual HOA Meeting on April 13, 2006.

Community Service Bulletins are distributed to provide timely community information on community safety and security issues and CWFOA policies and procedures in a cost effective manner. These Bulletins provide awareness or educational or public-service information that I believe you will find useful and are not intended to modify or change policies, rules, covenants, or bylaws of our Cottonwood West Homeowner's Association (CWFOA). As our community and surrounding neighborhoods change, I expect a continuing need for informational bulletins on a variety of topics important to preserving our quality of life, property values, and the safety and security of our community.

Community training and education are required under the 2005 Colorado HOA Law, an electronic copy of which is available through your HOA Board. The Board appreciates the support and diligence of homeowners who maintain their property in accordance with HOA Covenants. Homeowners are encouraged to actively participate in discussions of community and property issues at monthly HOA Board meetings. Joining the HOA Board is also a great way to participate in decisions that help preserve our local community values, property, and quality of life as well as in the evaluation and approval of architectural changes and new materials. We also invite you to visit your Cottonwood West Community website at www.cottonwoodwest.org



COTTONWOOD WEST HOMEOWNERS ASSOCIATION
P.O. Box 840 Arvada, Colorado 80001

CWFOA Information Bulletin

To: Cottonwood West Homeowners

May 14, 2005

Subject: Jefferson County's Real Property Value Increase for 2005-6

SUMMARY

The CWFOA board has studied Jefferson County's recent 2005 real property valuations and believes the County's \$180 per square foot (\$180/sqft) pricing basis to be 18% above the adjusted local market price of \$150/sqft. We expect this will translate into property taxes up to 18% higher than is justified by actual market prices. We have analyzed the sales and valuation data in detail and offer the discussion below for your consideration. **We believe that real property values for the Youngfield Village (CWFOA) should be calculated using \$150/sqft (and not \$180/sqft) based on the time-trended average price/sqft of the 5 local property sales between July 2002 and June 2004.** Individual homeowners are encouraged to review the information in this sheet and elsewhere and consider a formal protest with Jefferson County Assessor's Office. **The deadline for filing your protest (using the form provided in your 2005 Notice of Real Property Valuation) is June 1, 2005.** Homeowners who choose not to protest the above market valuation may end up paying \$500 - \$1000 in excess property taxes over the next two years.

DISCUSSION

Youngfield Village (aka, CWFOA) homeowners should have received notice of real property valuations for their homes from Jefferson County Assessor's Office. Jefferson County has proposed increasing property valuations (and therefore, taxes) for 2005-6 time period. Your CWFOA board has studied Jefferson County's proposed real property valuations and believes the **County's \$180 per square foot (\$180/sqft) pricing basis to be 18% above the average local market pricing of \$150/sqft.** The artificially high pricing level results from the grouping of Youngfield Village property sales with those of more expensive developments to the west.

The justification for protesting the recent 2005 real property valuation proposed by JeffCo is threefold:

- (1) there were no property sales that exceeded \$163/sqft in Youngfield Village (aka CWFOA) during the 2002-4 valuation period,
- (2) the adjusted price per square foot value of over \$180 underlying the county's valuation is 18% higher than the average \$150/sqft calculated for our local neighborhood, and
- (3) the county has biased the local property values upward by improperly lumping statistically different neighborhood property sales into a single valuation portfolio.

According to county records there were five (5) property sales in our local Youngfield Village (CWFOA) community during the 2002-4 valuation period. In Table 1 we list those five (5) local Youngfield Village properties that county records show were sold within the eligible 24-month period of July 2002 to June 2004.

Table 1. Youngfield Village (Cottonwood West) Property Sales, 2002-4

Location	Schedule	Main (sqft)	Sale Amt (\$)	Adj Sale Amt (\$)*	Adj Sale Price (\$)/sqft*	Sale Date
5677 Xenon Ct	162206	2594	322,000	327,500	126.24	Nov 2002
12727 W 57th Dr	151349	1858	299,000	302,500	162.81	June 2003
5680 Youngfield St	127288	1873	280,000	282,500	150.83	Sept 2003
5735 Youngfield St	095120	1770	275,000	277,200	156.61	Oct 2003
12641 W 56th Pl	164156	2034	310,000	310,500	152.65	May 2004
Average		2026	297,200	300,000	149.83	

* Time trended according to Jefferson County approach.

These five sales are more than adequate to statistically determine average and standard deviation for the 60 homes in our neighborhood. Using the county's "Sale Amt" data and time-trended per-square-foot prices for the five (5) local Youngfield Village property sales, we calculate an average time-trended per square foot value of **\$149.83 (+/- 9%) per square foot. With highest adjusted sale amount of \$327,500** and an average (adjusted) price(\$)/sqft for these properties of \$149.83/sqft, we find no factual basis to support \$180/sqft valuation basis apparently being used by the Jefferson County's Assessor's office. The local time-trended average price/sqft is 18% (or 2 standard deviations) lower than the adjusted price/sqft factor underlying Jefferson County's assignment of real property value for our community.

We believe that the 2002-4 valuations are biased significantly upward because Youngfield Village properties are included with the sales of premium properties to the west. The Board has compared the average sale amounts and price per sqft of Youngfield Village to those of west-lying neighborhoods and has shown using statistical methods that the two are significantly different and cannot not be grouped without artificially raising Youngfield Village property values beyond what we could expect to receive in current market conditions. In fact, statistical analysis using the analysis of variance method shows that **we can be 90% confident that Youngfield Village sale amounts and \$/sqft price levels are statistically different from (and lower than) neighboring developments to the west.**

We believe that combining Youngfield Village sales with those of westward neighborhoods for the purposes of property valuation artificially raises the valuation for our neighborhood to price levels that are unrealistic and simply unachievable in the recent or current real estate market. The average of 5 local Youngfield Village (adjusted) sale amounts is preferable and sufficient to provide a reliable measurement of local property values without mixing disparate external properties unrepresentative of the Youngfield Village sale amounts and price levels (\$/sqft).

Properties to the west of Youngfield Village are substantially different and as far as features, construction materials, lot acreage, age, lake views, distance from commercial development. In effect, we believe the age-old adage in real estate pricing, "location, location, location" has especially in this case an important effect on sale amount and market prices. In fact, commercial development immediately to the east as well as similarly styled and featured town homes on our eastern boundary may be significant factors in lower Youngfield Village property values when compared to west-lying neighborhoods.

By way of comparison, price/sqft comparisons with sales in the much newer Valley at Rainbow Ridge development (southeast of CWHOA and to the east of Ward Road) show pricing of under \$155/sqft, though we have not had time to analyze those data in detail.

RECOMMENDED ACTION

Please consider the foregoing analysis and derived pricing data and decide (if you have not done so already) whether you wish to protest your 2005 real property valuation based on the \$150/sqft value basis. If you elect to file a protest, you will need to include sales data listed in Table 1 (above) and send your protest form before June 1, 2005. Homeowners choosing not to protest these above market valuation may pay \$500 - \$1000 in excess county property taxes over the next two years.

Questions? Please give me or another CWHOA Board member a call or visit your CWHOA website at www.CottonwoodWest.org for more information.

Respectfully,

Kathleen Tipton
President, Cottonwood West HOA
303-423-1222

Cottonwood West HOA Board

Kathleen Tipton (Pres)	303-423-1222
Keith Motyl (VP)	303-425-7218
Margaret Abramshe (Sec)	303-423-7925
Virlie Walker (Treas)	303-422-8257
Diane Jones (Sp Asst)	303-467-0142
Elias Nunez (Sp Asst)	303-421-1418
Arnold Farley	303-431-6333

Welcome to

Cottonwood West

A subdivision of
Youngfield Village

www.cottonwoodwest.org

Spring 2005

WELCOME TO THE NEIGHBORHOOD

The Governing Board of the Cottonwood West Homeowners Association would like to be the first to welcome you to our neighborhood. If you have any questions about the Association, please call any one of the Board members. They are:

Kathy Tipton	Phone: 303-423-1222	youngfield@comcast.net
		Kathleentipton@comercialfed.com
Margaret Abramshe	Phone: 303-423-7925	m.abramshe@comcast.net
Virlie Walker	Phone: 303-422-8257	virlie.walker@comcast.net
Diane Jones	Phone: 303-467-0142	dtjones1957@comcast.net
Arnold Farley	Phone: 303-431-6333	whf@comcast.net
Elian Nunez	Phone: 303-421-1418	ejnunez@aol.com
Keith Motyl	Phone: 303-425-7218	kpmotyl@comcast.net

You are now a member of a covenant controlled-community, and if you have not received a copy of the covenants, please let any one of us know right away. The Guidelines are attached for your convenience. Please take time to read through this information so you will know what Cottonwood West and this Governing Board is all about.

NEIGHBORHOOD SERVICES

Garbage Collection:

Garbage and trash pick-up is provided by Pac-Man every Tuesday from 7 to 8 a.m.

Weekly recycle is available as well. This service is paid for by the Association from your annual Assessment of \$84.

ANNUAL HOMEOWNERS' ASSESSMENT FEE

An annual homeowners' assessment fee of \$84 per home is due on March 15th of each year. These funds are used for improvements to the neighborhood, and for other expenses such as newsletters, annual garage sale ads, and the annual picnic. Suggestions for improvements and additional events are welcomed by the Board.

EMERGENCIES

We are in Unincorporated Jefferson County. All services come from the county. To reach the Sheriff, fire or medical personnel, call 911.

ANNUAL NEIGHBORHOOD EVENTS

Cottonwood West has three annual events:

Annual Homeowners Meeting every April – held at a homeowner's residence where the Governing Board is elected and important issues are discussed. Every homeowner is asked and encouraged to attend this meeting.

Annual Neighborhood Garage Sale

Every June, the neighborhood has an annual multi-family garage sale. It is advertised in the two Denver papers and has achieved a high degree of success over the years. Exact dates will be published in the newsletter.

Newsletters

Quarterly newsletters are published and mailed to each home. You are invited to submit articles that will benefit your neighbors. E-mail is encouraged to promote cost-saving, prompt, and efficient communication.

For your convenience, a neighborhood map is attached. Again, please take time to read over your covenants and guidelines.

WELCOME TO THE NEIGHBORHOOD!

Log on to

www.cottonwoodwest.org

Contents include:

Notes from the Jefferson County Sheriff's Office

Calendar of events

Collection Procedures

List of Homeowners

Map

Synopsis of Covenants



NEWSLETTER WINTER 2005

FROM THE BOARD

The CWHO Executive Board wishes to extend a Happy New Year to our neighbors in Cottonwood West. We trust that you all had a good 2004 and that 2005 will be filled with good health, joy and prosperity.

In 2005, the Board will continue to focus on preserving and maintaining the well being of our neighborhood. This means that we will be monitoring the neighborhood to ensure that every homeowner complies with the covenants and guidelines.

The commercial development to the east will be completed this year. The residential development to the west is just beginning. The County Zoning Board representatives and the developers listened to our concerns. We won on some issues, but the County Planning Commission overrode our request to deny connectivity to the new development to the west. West 56th Place will connect to that community as originally designed. The Board thanks all of you who took action to voice your concerns on these issues.

Change in Annual Association Dues

In September of '04, the Board voted and approved an increase of 5%, which is allowable per the covenants. Dues for 2005 will be \$84, a \$4 increase. The full amount will be due on March 15, 2005. Partial payments will be eliminated this year due to a need to reduce bookkeeping and accounting. Your 2005 statement is enclosed. Many thanks to all of our neighbors who pay in a timely manner.

BIG NEWS FLASH

With many thanks to Ted Kramer for his initiative and hard work, as of February 15, 2005, we will have our own website. CottonwoodWest.org. The site will include our covenants, guidelines, ACC forms, board meeting minute, newsletters, updates from the Sheriff's Office and other additional information important to our neighborhood. The site will have an e-mail address for you to submit suggestions, questions, topics or concerns you may have.

**2005 ANNUAL HOMEOWNERS
ASSOCIATION MEETING
Tuesday April 12th 7:00 p.m.
At the home of Brian and Kathy Tipton
5675 Youngfield Street**

Agenda includes:

- 1) Election of Officers (Need two new members)
- 2) HOA 2005-06 Budget Proposal
- 3) HOA Website
- 4) Garbage/Trash Service
- 5) HOA Golf Outing & Party @ West Woods
- 6) Need for contracting with an HOA Management Service (Potential for significant increase in annual Association dues)
- 7) Updating HOA Covenants (Need committee to research details and cost)
- 8) Sheriff's Deputy update on local crimes and crime prevention.

Treasurer's Report

Current assets = \$16067.61 as of January 22, 2005

Complete report available upon request.

Diane Jones Phone:(303) 467-0142
Ted Kramer Phone: (303) 420-8964
Kathy Tipton Phone: (303) 423-1222
Debbie Carney Phone: (303) 420-6679
Virlie Walker Phone: (303) 422-8257

DTJones1957@Comcast.net
ted@cviinformation.com
KathleenTipton@commercialfed .com
ROBERTCARNEY1@MSN.COM
Virlie.walker@comcast.net



COTTONWOOD WEST HOME OWNERS ASSOCIATION CWHOA

NEWSLETTER
Summer 2004

NO PICNIC

There will be no annual 'Homeowner's Picnic' this year. The board has voted to not have one this year due to the lack of participation in the past few years. As this picnic is for all the homeowners, the board would be happy to slate it in again next year if we receive requests from 2/3 of the homeowners to do so.

ANNUAL MEETING APRIL 20TH

Ted Kramer was voted on to the board to replace long time board member Jan Kray who's term expired. Welcome Ted.

Charles Barthel from Jefferson County's Planning and Zoning Department provided an update on the development to the west, Van Bibber Estates. For the latest news see the next article.

VAN BIBBER ESTATES

The future hearing about the property development just west of our neighborhood has not yet been slated with the county. Charles Barthel, the Project Manager for Jeffco's Planning and Zoning Department has told the developer there are a few major issues he needs to resolve before a hearing can be scheduled. One is the alignment with the driveway from St. Joan of Arc. P&Z wants the development's street to align with the church driveway. Another issue is the drainage plan onto the Van Bibber Open Space. The current plan is unacceptable. We will receive notification of the hearing at least 2 weeks in advance.

Jan Kray has corresponded with Charles Barthel about the grading that has been taking place. Below is the reply and is addressed to everyone in the neighborhood: "Mr. John Buschmann is the enforcement planner and is currently working with the developer to get him into compliance with zoning requirements pertaining to grading. His phone no. is 303.271.8729. Please contact Mr. Buschmann as to status of zoning compliance or if there are future incidents."

W470 STUDY

We urge all of you who are concerned about the study presently being conducted by the Colorado Department of Transportation (CDOT) concerning utilizing Ward Road as a *possible* extension of E-470 to further investigate the issue. For more information on this issue, please feel free to contact CDOT at www.dot.state.co.us.

CONCRETE WORK

For those of you who are interested in having their driveway repaved, please feel free to contact Mr. Louie Riccatone at (303) 940-8564. Mr. Riccatone has a close associate who is involved in cement work and has informed the board that we can receive favorable pricing for the work.

VEHICLES AND VEGETATION

What would a newsletter be without a few gentle covenant violation reminders!!

- ✓ Please be careful not to leave any of your vehicles parked on the street or in your driveway if they are not regularly used.
- ✓ Now that we have had some rain and the plants are growing they must not take over the sidewalk.

BOARD TO DO "WALK AROUND"

The board members will be conducting a "walk about" the neighborhood. Concerns have been brought to the attention of the board that certain homeowners have yet to complete their spring-cleaning in their yards this year. Our neighborhood is very nice. All of us have agreed to abide by the covenants set forth in our association as part of each home purchase in the neighborhood. It is extremely important that the board begin to develop a consistent pattern of stewardship for the neighborhood, as all of us will benefit. Those of you who do receive a request for action associated with your property will be provided ample time to conclude your requested project.

FROM: JEFFCO SHERIFF DEPARTMENT

TO: CWHOA

The Jefferson County Sheriff's Office is in the process of implementing a new program to improve communication with the community we serve.

We call it our "Deputy Liaison" program, and we have begun by assigning a Deputy Liaison to each of our homeowners associations. **Deputy Beals** is assigned to CWHOA. This liaison is a patrol deputy who, as often as possible, regularly patrols the area in and surrounding your neighborhood. This deputy has experience in resolving issues you may find common in your community.

One of the goals of this program is to have the Deputy Liaison have a brief face-to-face meeting, at least once per month, with a representative of your homeowners association board. If you have any concerns that you would like to see addressed, or if you have questions about county policies or Sheriff's Office procedures, please feel free to contact your liaison during his or her regularly scheduled hours.

However, if you have any concerns that require more immediate deputy response, please call our non-emergency dispatch number at (303) 277-0211. As always, if you have an emergency, please call 911.



We look forward to the opportunity to serve our community in the best way possible. Please feel free to voice any concerns, suggestions, or questions about this program to the Sheriff's Office, or to Crime Prevention Deputy Jerome at (303) 271-5363.

Thank you very much for your time and consideration!

Michael Jerome
Crime Prevention Deputy
Jefferson County Sheriff's Office
200 Jefferson County Parkway
Golden, CO 80401-2697
Office: (303) 271-5363

CONTACT US

Website: www.officeelectric.com click on the button for CWHOA (Cottonwood West Home Owners Association)

Executive Board Members:

Position	Name	Home Phone	Email
President	Diane Jones	303 467-0142	chase19881@comcast.net
Vice President	Kathy Tipton	303 423-1222	youngfield@aol.com
Ted Kramer	Jan Kray	303 420-8964	ted@cviinformation.com
Treasurer	Virlie Walker	303 422-8257	don.walker@comcast.net
Member	Debbie Carney	303 420-6679	RJCJ303@comcast.net

Welcome Ted Kramer

Ted was voted on to the Executive Board at the Annual Meeting in April.
