

# **CRESTMoor PARK HOMEOWNERS, INC - FIRST FILING JANUARY 14, 2014 MEETING MINUTES**

Present: Leslie Stratton, John Fischer, Denise Bennett, Mike Byrne, John Eliot

Absent: Genie Waters, Mike Harmes

The meeting commenced at 6:11 p.m. The board approved the minutes from the October 1, 2013 meeting.

The board, acting within its authority to approve architectural changes to all properties, reviewed the plans submitted by Hentschel Designs, Inc. for renovation of the Armatas residence at 15 Ivy Lane. 15 Ivy Lane is located on Block 2, Lot 3 of the Crestmoor Subdivision. Pursuant to Article IV, Restrictions on Buildings and Structures, of the Declaration of Covenants, Conditions and Restrictions of Crestmoor Park, Block 2, Lot 3 has a 30 foot setback from Ivy Lane.

The submitted plans show a 29 foot 6 inch setback on West side, although it is unclear from what point the setback was measured. The board will seek clarification regarding where the setback begins and the definition of a "street", and confirm that the plans are in conformity with the setback covenants. The board will advise the Armatas family about the status of their submission. Pending determination of compliance with the setback requirements, the board otherwise approves the plans.

424 Jasmine St. update: the property is fenced and about to be demolished. The owners applied for a demolition permit, which triggered a review by the Landmark Preservation Office. The organization's staff member, Brittany Paige Bryant, made a determination that the property qualifies for a potential landmark designation. The determination placed a 21-day hold on demolition, during which time, interested parties could apply for landmark designation. The designation may be applied for by any 3 homeowners, business owners or residents, or any council member and the Manager of Community Planning and Development. The consequences are that any future renovation in Crestmoor Park First Filing could be subjected to this process.

Mike Byrne provided a treasurer's report. Our bank balance is \$16,383. Three homes have unpaid balances. Of concern is the one home, who typically always pay on time. Leslie Stratton will follow up regarding payment.

Roster Update: the McHughs officially moved to 26 Crestmoor, the Naylor's will close on selling their house at 3 Crestmoor Drive tomorrow.

Buckley Annex Update: 80 units of "transitional" housing on approximately 7% of the land located close to Monaco, are included in the final plan. John Fischer has questioned our councilwoman about the small space designated for the units, who advised him that it is approved by the Denver Housing Authority.

**CRESTMoor PARK HOMEOWNERS, INC - FIRST FILING  
JANUARY 14, 2014 MEETING MINUTES**

Mayor Hancock has waived credit card transaction fees for payment of any fees due to the City of Denver.

The meeting adjourned at 7:24 p.m.

Submitted by Leslie Stratton, Secretary  
January 14, 2014

Crestmoor Park Home Owners, Inc., First Filing  
Board of Directors Meeting  
February 4, 2014  
333 Ivy Street

The meeting was called to order at 6:15pm. Board Members present were John Fischer, Denise Bennett, Mike Byrne, John Eliot and Genie Waters.

The primary purpose of this meeting was to reach a final determination regarding approval of plans submitted by Janine Maza and Jim Armatas for a remodel project for their home at 15 Ivy Lane. On January 14, 2014 the Board approved their plans subject to a determination of compliance with our set-back requirements specified in our Covenants.

John Fischer consulted with the City of Denver's Right-of-Way Services and Zoning Departments, as well as with the former Chair of our Architectural Control Committee, Bill Bredar, to insure a full understanding of the definition of "street line" from which our set-backs are established. As previously determined, 15 Ivy Lane has a 30 foot set-back requirement from the "street line."

The streets in Crestmoor Park, First Filing, generally have a 60 foot right-of-way, as does Ivy Lane, with 30 feet paved in the middle of the right-of-way, and 15 feet on each side of the pavement extending into the property on each side. These 15 foot extensions are City owned property and the outer edge of the extensions are the "street lines" from which our set-backs are measured.

The plans submitted for remodeling 15 Ivy Lane measure the set-back properly and comply with our Covenants, with the exception

of a "privacy wall" proposed in the front right corner which extends into the set-back. By motion made and seconded, the Board unanimously reiterated approval of the plans with the exception of the "privacy wall" which was not approved. Jim and Janine will be so notified.

A secondary issue regarding the posting of a sign by a contractor performing remodeling work at 3 Crestmoor d Drive was briefly discussed. The contractor was asked to remove the sign since it is not permitted by our Covenants but stated that the City and County of Denver required him to post the sign. John Fischer confirmed the City and County of Denver do not have such a requirement and brought this to the attention of the new owners, Robyn and Sam Rasure, who immediately had the sign removed. The Rasure`s will be remodeling for several months and expect to move in during June.

The meeting adjourned at 6:50pm.

Respectfully submitted.

John P. Fischer, Esq., President  
[crestmoor@neli.org](mailto:crestmoor@neli.org)

Crestmoor Park Home Owners, Inc., First Filing  
Board of Directors Meeting  
May 8, 2014, 6pm  
333 Ivy Street

The meeting was called to order at 6:15 pm by President John Fischer. Board members present were John Fischer, Denise Bennett, Mike Byrne, Mike Harms, and John Eliot.

The first issue considered was the review of plans submitted by Bill and Ellen Mangione, 19 Crestmoor Drive for a den remodel and addition of a patio fronting on Crestmoor Drive. The den remodel is an internal project not affecting the footprint of the home and was unanimously approved. The patio addition was planned to go into the front setback by approximately 10 feet, which would be permitted, but fencing around it would not be permitted, and was unanimously disapproved, because fencing cannot extend into the front setback. John Fischer will notify the Mangione`s.

The Board then discussed our 2014 Annual Meeting, and set the date for Monday, August 25. John Fischer will be out of town, and Mike Harms volunteered to preside at the meeting, as well as to order beverages as he has done in the past. Leslie Stratton, our Secretary, will send out the notices and keep track of rsvp`s and proxies from those unable to attend. Mike Byrne will make arrangements for use of the pavilion at the Crestmoor Community Association (swim and tennis club). And John Fischer will make arrangements for the caterer we used last year, Still Smokin Fusion BBQ, run by Eric and Cagney Hendahl. The Board unanimously decided not to have a guest speaker this year in order to provide more time for everyone to socialize.

Board seats up for election this year are from Ivy Lane and Jersey Street.

Neither John Eliot nor Denise Bennett, representing Ivy Lane and Jersey Street respectively, wish to run for reelection. John Eliot recommends Jim Armatas, 15 Ivy Lane, as his replacement, and Denise Bennett will talk with one or two Jersey Street residents to determine interest. Volunteers will also be solicited for these seats in the meeting announcements and at the meeting.

Island maintenance was then discussed since we have an opportunity to join with the second filing in teaming up with JBK Landscaping, owned by a resident of the second filing, who has volunteered to maintain their 6 islands and our 2. Spring clean-up, monthly irrigation inspection, weekly trash clean-up, weeding, light pruning, and mulching tree wells would all be done at no cost, a considerable cost savings for us. Plantings would be done at their market rate, which is

comparable to what we`ve been paying. The City requires that these services be performed by volunteers and so JBK will be acting in this capacity. John Fischer recommended that we give it a try, and the Board unanimously approved that we do try it.

The Board briefly considered a proposal for a Crestmoor picnic to be held on Saturday August 2, submitted by Paul Aceto, a local realtor who sponsored a fall hayride for Crestmoor Park last year. He has offered to organize, host and sponsor the picnic, as well as to cover all costs and liabilities. Crestmoor Park First Filing and Second Filing would be co-sponsors, and the event would be part of Denver Days being held from August 2-10, a city-wide initiative to create "stronger neighborhoods through community service projects and neighborhood gatherings" now in it`s second year and with which John Fischer has had an association during planning this year`s activities. Our role would simply be to promote the picnic, which would be held in Crestmoor Park. The Board unanimously approved of the picnic.

A proposal to develop the church property located at Monaco and Cedar was then discussed, which would involve constructing 124 apartments in 4 story buildings with underground parking for 171 cars with access via Cedar Street. The Board unanimously voted to go on record as opposed to this development because it is too dense with the potential for too much traffic generated into the surrounding neighborhoods.

John Fischer reported that the builder of the home being constructed at 424 Jasmine Street has assured us that the project is on schedule to be completed this Fall, but because of rumors about the project he will follow up with him to be certain of the schedule and how the home will be finished.

There being no further business, the meeting was adjourned at 7:30pm.

Respectfully submitted:

John P. Fischer, President

John P. Fischer, Esq.  
[jpf@neli.org](mailto:jpf@neli.org)

**CRESTMoor PARK HOMEOWNERS, INC - FIRST FILING  
AUGUST 25, 2014 ANNUAL MINUTES**

The entire neighborhood met at Crestmoor Swim and Tennis Club for our annual meeting. Mike Harms lead the meeting in John Fischer's absence.

The homeowners unanimously voted to approve Dan Oravez of Jersey Street and Jim Armatas of Ivy Lane as our two newest board members. Each will serve a three-year term. Mike thanked our outgoing board members - Denise Bennett and John Eliot.

Mike reported that the number one complaint among our neighbors is trash cans visible from the street. He urged everyone to hide their cans and to replace them promptly after trash collection.

Mike Byrne gave a treasurer's report, noting our healthy bank account balance and requesting that all homeowner's promptly pay their \$150 annual homeowner's dues.

Mike Harms then introduced our new neighbors, Sam and Robyn Rasure at 3 Crestmoor Drive and Alex and Larissa Volpe at 320 Jersey Street.

Denise Gliwa raised her glass in a toast to John Fischer for all of his hard work, and everyone concurred.

The meeting was adjourned at 6:45 p.m.

Submitted by Leslie Stratton, Secretary  
October 15, 2014

## **CRESTMoor PARK HOMEOWNERS, INC - FIRST FILING OCTOBER 21, 2014 MEETING MINUTES**

The Board met at the home of John Fischer. Present were: Leslie Stratton, John Fischer, Mike Byrne, Dan Oravez and Genie Waters. Mike Harmes and Jim Armatas were absent.

We welcomed Jim Armatas from Ivy Lane and Dan Oravez from Jersey St. to the Board.

John Fischer moved to approve the August 25, 2014 meeting minutes, and Mike Byrne seconded the motion. The Board approved the minutes.

Mike Byrne nominated the slate for the Board as follows: President - John Fischer, Secretary - Leslie Stratton, Mike Byrne - Treasurer, Vice Presidents - Mike Harmes, Genie Waters, Jim Armatas and Dan Oravez. The Board unanimously approved the slate.

Covenant Community Services (our security service) reassessed their workman's compensation insurance and Crestmoor Park Homeowners, Inc. will see an approximate \$30 per month increase in fees.

Neighborhood communities, including individuals from Crestmoor Second Filing and Lorwy United Neighborhoods are pursuing a lawsuit against the Denver Planning Board and the City and County of Denver over parts of the proposed development of the Buckley Annex. John Fischer is also a named plaintiff. The basis of the suit are allegations that the Planning Board has circumvented zoning and notification requirements to push through their plans.

John Fischer updated addresses and telephone numbers of new residents in the community.

Paul Aceto requested that Crestmoor One "present" the second annual hayride at Crestmoor Park, meaning our name would be on the announcement. No action from our association is required. We did this last year and will agree to do so again.

The meeting was adjourned at 6:40 p.m.

Submitted by Leslie Stratton, Secretary  
October 21, 2014