

# CRESTMoor PARK (2ND FILING) HOMES ASSOCIATION

[www.CrestmoorParkTwo.org](http://www.CrestmoorParkTwo.org)

## NOTICE OF ANNUAL MEETING

The Annual Meeting of the Crestmoor Park (2nd Filing) Homes Association will be held on Tuesday, May 28, 2013 at 6:30 p.m. at Temple Emanuel, 51 Grape Street. There will be an update on security issues and other neighborhood concerns. Owners of any property who are more than 30 days delinquent in their dues payment are not eligible to vote at the annual meeting.

### PROPOSED

#### Board Member Election – Term Expiring 2016

Stuart Gottesfeld

Julia Stone

### CONTINUING BOARD MEMBERS

#### Term Expiring 2014

Bob Brown

John Simonet

#### Term Expiring 2015

Tom Deline

Chris Penney

John Sadwith

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. Annual meeting notices will be sent by email to the addresses we have on file. Unfortunately, our email file does not merge with physical addresses. 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](mailto:johns@ctlanet.org) or fill out the enclosed form and return it to John Sadwith.**

### DUES INCREASE

The Board is recommending a dues increase from \$75 annually to \$100 annually. The last dues increase was in 2006.

### APPROVAL OF PLANS

Members are again reminded that the Board of Directors, through the Approval of Plans 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 has been contracted to review those plans and a fee will be charged to have those plans reviewed. See the website for submittal procedures. Homeowners contemplating improvements or changes to the exterior of their homes, fences, walls or other structures on their lots are urged to review the applicable Building guidelines and restrictions with their architect and builder. Contact Tom Deline, Chairperson (303-743-0100) in sufficient time and in advance of the intended construction start-up date to allow for the review and approval process.

- The Crestmoor 2<sup>nd</sup> Filing Design Guidelines and submittal procedures are available on our website at [www.CrestmoorParkTwo.org](http://www.CrestmoorParkTwo.org).
- If you are renovating your property, please have construction materials and dumpsters placed on your property or driveway and not on the street.

### BUCKLEY ANNEX LOWRY

There will be sufficient time to discuss the Buckley Annex project with Councilwoman Mary Beth Susman.

## FINANCIAL STATEMENT

A copy of the January 1 – December 31, 2012 Financial Statement is enclosed.

### NEIGHBORHOOD MATTERS

- 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.
- For your information, city ordinances allow construction only between the hours of 7:00 a.m. and 9:00 p.m.
- Joanne Jaramillo has been retained for another year to maintain the Islands and Gardens.
- 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 recommends 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. We request that this be done in order to keep a clean appearance for the neighborhood. Please remember to store you trash cans as soon as possible after trash pickup and to place them out for pickup no earlier than the evening before. Also, please remember that overflow trash is only collected every three weeks. The weeks of May 6<sup>th</sup> and May 27<sup>th</sup> are overflow pickup weeks, calculate from there. A schedule of trash and recycle pick-up can be found at [www.denvergov.org/trashrecycling](http://www.denvergov.org/trashrecycling)
- The Board requests and recommends that all Homeowners whose rear lot line abuts Holly Street take care to keep their fences in good repair and to mow or remove all weeds and debris from the Holly Street side in order to improve the neighborhood appearance. Those homeowners who front on Monaco Parkway are also reminded to do the same along Monaco.
- Please remember to notify us if it appears a neighbor might be getting ready to pour a sidewalk. This will help us maintain one of the unique characteristics of our neighborhood, no sidewalks.
- Homeowners are reminded that 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.
- Crestmoor has a web page. Neighborhood announcements will be posted periodically on this page. The address is [www.CrestmoorParkTwo.org](http://www.CrestmoorParkTwo.org). Chris Penney [cpenney14@gmail.com](mailto:cpenney14@gmail.com) is the webmaster.
- A big thank you to Councilwoman Mary Beth Susman and her office, particularly Susan Scott and Genevieve Kline, for all their help with neighborhood matters during the last year.
- Please remember that Denver City Ordinances require you to pick-up after your dog and that all dogs must be on a leash, no matter how well behaved they may be, if they are off your property.

### IMPORTANT PHONE NUMBERS

City Services:	311
Police District 3:	720-913-2677
Denver Parks - Montclair District (Crestmoor):	303-331-4038
City Council District 5:	720-337-5555
Covenant Community Services (Security Patrol)	303-552-9027

**We would like to thank Restaurant Locanda Del Borgo at 3<sup>rd</sup> & Holly and Chef Giancarlo Macchiarella for sponsoring this mailing. Please visit [www.locanda-del-borgo.com](http://www.locanda-del-borgo.com) for more information.**

# Crestmoor Park Homes Assoc (Filing 2)

## Balance Sheet

As of December 31, 2012

	<u>Dec 31, 12</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1000 · Checking Account	7,046.89
1025 · Money Market	47,013.53
Total Checking/Savings	54,060.42
Accounts Receivable	
1100 · Dues Receivable	477.62
Total Accounts Receivable	477.62
Total Current Assets	54,538.04
<b>TOTAL ASSETS</b>	<b>54,538.04</b>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
Retained Earnings	60,445.27
Net Income	-5,907.23
Total Equity	54,538.04
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>54,538.04</b>

## Crestmoor Park Homes Assoc (Filing 2) Profit & Loss Prev Year Comparison

December 2012

	<u>Dec 12</u>	<u>Dec 11</u>	<u>\$ Change</u>	<u>% Change</u>
<b>Income</b>				
4500 · Transfer Fee Income	100.00	200.00	-100.00	-50.0%
4600 · Interest Income	5.99	7.02	-1.03	-14.67%
4800 · Late Fees	0.00	-170.00	170.00	100.0%
4900 · Other Income	0.00	40.00	-40.00	-100.0%
<b>Total Income</b>	105.99	77.02	28.97	37.61%
<b>Expense</b>				
6000 · Bookkeeping Services	247.50	0.00	247.50	100.0%
6030 · Bank Charges	5.00	0.00	5.00	100.0%
6100 · Annual Meeting Expense	902.40	0.00	902.40	100.0%
6120 · Architectural Review Expense	250.00	0.00	250.00	100.0%
6150 · Legal Fees	1,300.00	0.00	1,300.00	100.0%
6500 · Landscape Maintenance-Islands	480.00	480.00	0.00	0.0%
6600 · Security Patrol	2,472.00	5,299.20	-2,827.20	-53.35%
<b>Total Expense</b>	5,656.90	5,779.20	-122.30	-2.12%
<b>Net Income</b>	<b>-5,550.91</b>	<b>-5,702.18</b>	<b>151.27</b>	<b>-2.65%</b>

**Crestmoor Park Homes Assoc (Filing 2)**  
**Profit & Loss YTD Comparison**  
**December 2012**

	<u>Dec 12</u>	<u>Jan - Dec 12</u>
<b>Income</b>		
4000 · Dues Income	0.00	36,300.00
4500 · Transfer Fee Income	100.00	2,100.00
4600 · Interest Income	5.99	63.74
4800 · Late Fees	0.00	1,110.00
4900 · Other Income	0.00	1,000.00
<b>Total Income</b>	<u>105.99</u>	<u>40,573.74</u>
<b>Expense</b>		
6000 · Bookkeeping Services	247.50	4,275.27
6025 · Bad Debt Expense	0.00	683.97
6030 · Bank Charges	5.00	55.00
6050 · Board Expense	0.00	218.09
6060 · Donations	0.00	300.00
6100 · Annual Meeting Expense	902.40	923.77
6120 · Architectural Review Expense	250.00	250.00
6145 · Insurance Exp	0.00	2,069.00
6150 · Legal Fees	1,300.00	1,578.89
6200 · Printing Expense	0.00	118.36
6400 · Interneighborhood Coop	0.00	75.00
6500 · Landscape Maintenance-Islands	480.00	4,222.00
6550 · Signage Repairs/Maintenance	0.00	536.24
6600 · Security Patrol	2,472.00	30,766.20
6700 · Miscellaneous Expense	0.00	358.00
6800 · Taxes - Federal	0.00	44.18
6900 · Taxes - State	0.00	7.00
69800 · Uncategorized Expenses	0.00	0.00
<b>Total Expense</b>	<u>5,656.90</u>	<u>46,480.97</u>
<b>Net Income</b>	<u><u>-5,550.91</u></u>	<u><u>-5,907.23</u></u>

**~ Pizza**

<i>Margherita</i> - mozzarella, tomato sauce and fresh basil	11
<i>Diavola mozzarella</i> , tomatosauce, hot capacolla, shave pecorino	13
<i>Pizza Caprese</i> - fresh mozzarella, fresh tomatoes and basil	13
<i>Mushroom, onions and artichokes</i> tomato sauce, mozzarella	12
<i>Pepperoni and Gorgonzola</i> tomato sauce, mozzarella	13
<i>Sausage, and caramelized onions</i> tomato sauce, mozzarella	12
<i>Pizza Bianca</i> - fresh mozzarella, speck & arugula	14
<i>Eggplants, roasted bell peppers and goat cheese, basil pesto</i>	13
<i>Rollino</i> - pizza dough filled with arugula and fresh mozzarella	11
<i>Piadina</i> - thin pizza dough with rosemary and garlic	4

**~ Sides**

Garlic broccoli	6
Roasted potatoes	5
French fries	5
Oven roasted cauliflower	8
Roasted vegetables	6
Sautéed spinach with garlic-olive oil	7
Side of Spaghetti marinara	10
Penne with butter & parmesan cheese	9
Parmesan Mash Potatoes	6

*You may also like to know:*

*All the beef that we serve is Vintage Natural Beef*

*The pork is organic*

*The chicken is cage free, vegetarian diet, organic*

*The Striped Bass is farm-raised in Colorado*

*All Entree and Pasta Split Plate Charge \$3.00*

# Locanda Del Borgo

5575 East 3<sup>rd</sup> Ave.

Denver Co. 80220

303 388 0282

303 388 0283 FAX

Open for lunch Tuesday - Friday from 11:30 a.m. to 2 p.m.

Open for dinner Tuesday - Sunday from 5 p.m. to 10 p.m.

Reservations are accepted.

## ~ To Share... Or Not

<i>Sausages &amp; roasted bell peppers</i>	12
<i>Aged Parma Prosciutto</i> , mixed olives, marinated artichokes	13
<i>Veal &amp; Beef meatballs</i> with marinara sauce	11
<i>Mussels and Clams</i> steamed with garlic & white wine	13
<i>Bruschetta</i> topped with tomato, basil and a hint of garlic	8
<i>Fritto Misto</i> with calamari, scallops, shrimp, artichokes and lightly fried zucchini	13
<i>Straccetti</i> - thinly sliced Beef with arugula aged Balsamic and crispy polenta	14
<i>Eggplant Parmigiana casserole</i> , tomato/basil sauce	13
<i>Cheese plate</i> , daily selection of cheese and mix olives	12

## ~ Soups & Salads

<i>Lentil soup</i> (no animal or dairy product)	8
<i>Minestrone</i> - classic vegetable soup, angel hair & basil pesto	8
<i>Roasted fresh Corn Chowder</i> (dairy Free)	8
<i>Baby Greens Salad</i> with carrots julienne, roma tomatoes and balsamic vinaigrette	6
<i>Butter Lettuce Salad</i> with pears, gorgonzola and pecans	10
<i>Locanda Del Borgo Caesar Salad</i>	7
<i>Arugula Salad</i> with radicchio, fennel, shaved Parmigiano cheese	9
<i>Grilled Seafood Salad</i> , with calamari, shrimp, scallops, clams, mussels & roasted pepper	14
<i>Beet Salad</i> with frisee, walnuts and goat cheese	10
<i>Artichoke Salad</i> , arugula, tomatoes, feta cheese, aged balsamic	11
<i>Beefsteak Tomatoes</i> with fresh mozzarella and arugula	10

## ~ Pasta & Risotto

<i>Alla Bolognese</i> – rigatoni in a slowly braised meat sauce	15
<i>Orecchiette</i> with house sausage & broccoli in a spicy sun-dried tomato pesto and aged Ricotta	16
<i>Linguine</i> with clams in white wine/garlic sauce topped with Sicilian “bottarga” (Grey Mullet Roe)	18
<i>Fresh tagliolini</i> with shrimps, zucchini and carrots, white wine/garlic	17

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<i>Spinach lasagna</i> , mixed mushrooms, ricotta and fontina cheese On pistachio basil pesto sauce	16
<i>Fettuccine</i> , house sausage and three mushrooms garlic-white wine sauce	16
<i>Ziti</i> , roasted eggplant, fresh mozzarella, tomato/basil sauce	15
<i>Ricotta Gnocchi</i> with smoked speck and arugula in a Parmigiano-cream sauce	16
<i>Ravioli</i> filled with ricotta & spinach in a sage-cream sauce	16
<i>Whole wheat spaghetti</i> , artichokes, sweet peas, fresh fava beans in a pistachio pesto sauce, topped with barrel aged feta cheese	17
<i>Spinach ravioli</i> stuffed with braised short ribs in cognac/wild mushrooms cream sauce	18
<i>Lasagna</i> with meat & béchamel sauce	15
<i>Spaghetti and Meatballs</i> in a marinara sauce	14
<i>Risotto</i> of the Day	20
<b>~ Meat &amp; Fish</b>	
<i>Veal Scaloppine</i> of the Day, rosemary potatoes, Cauliflower and carrots	25
<i>Cioppino</i> - assorted fish and shellfish stew with spicy Tomato & garlic broth	26
Chicken breast <i>Milanese</i> , topped with arugula and tomatoes, Sautéed spinach, roasted potatoes	21
<i>Braise Chicken</i> , sage/lemon sauce, with potatoes & Sautéed kale	19
<b>~ From the Wood Grill</b>	
<i>N.Y. strip</i> with roasted potatoes and spinach Gorgonzola/cream sauce	29
<i>Branzino</i> – whole striped bass served table side, Asparagus and herbed potatoes	26
<i>Lamb Chops</i> , mustard sauce, Eggplant and bell pepper <i>Caponatina</i> and crispy polenta	31
<i>Misto Carne</i> - Flatiron Steak, lamb chop and sausage drizzle aged balsamic, roasted potatoes & vegetables	24
<i>Double Cut Pork Chop</i> , Port-Dijon Mustard sauce, Mashed potato, mix seasonal vegetables	23
<i>Flatiron steak Tagliata</i> , topped with arugula and tomatoes, parmesan hand cut fries	22