



Ridgeview Glen News

AUGUST 2011

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SHED AMENDMENT: GETTING CLOSER!

Since the Amendment to the Ridgeview Glen Declaration regarding the installation of sheds was sent out, the Association has already received **107** of the necessary **159** YES votes to pass the shed amendment. Board member Don Marshall has been diligently walking the neighborhood collecting consent forms from homeowners who have not turned their votes in to CPMG. The Association needs **52** more YES votes to be turned in by the homeowners in order for the shed amendment to pass.

Don Marshall invites homeowners to knock on his door and ask about signing a consent form for the shed amendment. Don has the information and consent forms available. Stop by the Marshalls' at 18958 E. Ithaca Dr., fill out a consent form for your vote on the shed amendment and return it to Don so he can send the form to Fallon at CPMG.

You may also request that a consent form be mailed, faxed or emailed to you by contacting Association Manager Fallon Redmond at 303-671-6402, Ext. 20 or Fallon@withPMG.com.

ANNUAL MEETING REMINDER: RETURN YOUR PROXY!

Don't forget to attend your Annual Meeting of Homeowners on September 12, 2011 at 6:00pm in the CPMG main lobby at 2620 S. Parker Rd., Aurora, CO 80014. If you are unable to attend the meeting in person, remember to send your proxy in to CPMG prior to 5:00pm on the day of the Annual Meeting by mail at 2620 S. Parker Rd., Suite 105, Aurora, CO 80014, fax to 303-671-6430 or email to Fallon@withCPMG.com. A quorum of homeowners must be met in order to conduct the meeting which is why it is important to turn in your proxy if you cannot attend the meeting in person. **24** out of the **237** Ridgeview Glen homeowners must be present in person or by proxy in order to achieve a quorum to conduct the meeting.

Homeowners are encouraged to attend the 2011 Annual Meeting to ask questions, provide feedback and make recommendations to the Board on community aspects such as:

- The perimeter fence replacement program that is currently under way
- The new trash removal contract and the approximate \$700 per month that the Association is saving by switching to Allied Waste
- The shed amendment
- The possibility of raising the HOA dues more than \$1 per month to better fund the fence replacement program based on homeowner input and majority vote
- The 2012 budget

The tentative 2012 budget included in this mailing shows a \$1 per month increase which is subject to change as of the 2011 Annual Meeting.

THANK YOU FOR PAINTING YOUR HOMES!

Since the initial paint inspection of the homes in Ridgeview Glen conducted in May 2011, many of the residents have already complied with the specified painting work! Most of the owners went through the proper procedures for obtaining architectural approval from the Board. Those homeowners who did not receive Board approval prior to painting their homes must submit their ACC form to CPMG A.S.A.P. to ensure that the approval is recorded in your owner unit file. Architectural Request Forms can be found at www.withCPMG.com under "Forms".



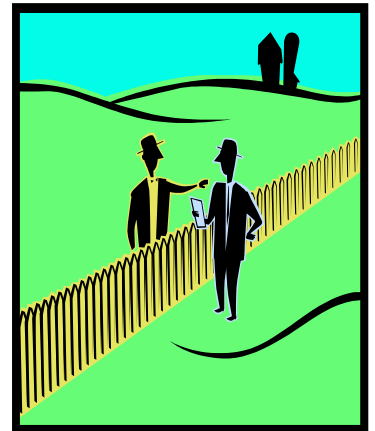
A follow-up paint inspection of the homes was conducted on August 16, 2011. If you receive a 2nd Notice of Painting in the mail, be sure to contact CPMG right away with plans to complete the necessary painting work on your home in order to avoid the \$50 fine which will be assessed to your account. It is important to understand that the paint notices require homeowners to contact CPMG with **plans** to complete the necessary painting within 30 days but that does not mean that homeowners must complete the actual painting work within 30 days. Owners should have a plan to complete the necessary painting within 1 year.

You may submit your response to the paint notices by mail to the Ridgeview Glen Board of Directors, c/o CPMG, 2620 S. Parker Rd., Suite 105, Aurora, CO 80014, fax to 303-671-6430 or email to Fallon@withCPMG.com.

IT'S NOT TOO LATE TO MEET YOUR NEIGHBOR!

Since the "Meet Your Neighbor" article featuring Ann and Bill Dawkins was published in the June 2011 newsletter, no additional residents have shown interest in submitting information about themselves for the newsletter. Get involved and be one of the first in your community to tell your neighbors a little bit about yourself, your job, your pets, your hobbies and anything else you wish to share with the community.

If you would like to offer some neighborly information about yourself to post in the newsletter for the "Meet Your Neighbor" article, please email your information to Fallon@withCPMG.com. "Meet Your Neighbor" article information will be featured on a first come, first serve basis.



REMEMBER TO MAINTAIN YOUR BACK YARDS



The Association does not inspect the backyards unless they are visible from the street without having to enter on private property. However, it is just as important that residents maintain their backyard so it doesn't detract from their direct neighbors' enjoyment of their home. Residents are required to keep the backyard trimmed and free of weeds, trash and landscape debris. Although the Association does not inspect backyards, violation notices can be issued if a written complaint is received from a neighbor.

Written and signed complaints should be sent to the Ridgeview Glen Board of Directors, c/o CPMG, 2620 S. Parker Road, Suite 105, Aurora, CO 80014, faxed to 303-671-6430 or emailed to Fallon@withCPMG.com.

WATER & ENERGY CONSERVATION TIPS

Residents should consider the following water and energy conservation tips and information in order to cut down on expenses:

Water

Is it time to replace your water guzzling toilet and/or washing machine? The City of Aurora Water offers a \$75 rebate on 1.28 GPF toilets and a \$100 rebate on High Efficiency (HE) Washing Machines (Tiers 1 and 3). Also available are faucet aerators and low-flow shower heads that may reduce your water use by up to 10%. The City of Aurora is offering free in-home audits to residents. Each resident must call individually to schedule their in-home water audit. For more information on the City of Aurora rebate requirements or to schedule an in-home audit, please contact the Aurora Water Conservation Hotline at 303-739-7195, visit www.auroragov.org or go to the Aurora Water Conservation Office located at the Aurora Municipal Center in the Public Works Division at 15151 E. Alameda Parkway, Suite 3200, Aurora, CO 80012.



Energy

According to the EPA Energy Star program, the average American household spends at least \$1,500 annually on energy bills, a cost which has been known to increase from year to year. Almost half of that energy goes to heating and cooling your home and lighting and appliances represent approximately one quarter of those costs. Residents can now take action to reduce energy use in their homes without sacrificing comfort by following these tips:

- **Schedule an Energy Audit:** Home Energy Audits help determine where your home is performing well and where improvement is needed when it comes to energy efficiency.
- **Energy efficient light bulbs:** Switching out the light bulbs in your home with energy efficient light bulbs, also known as compact fluorescent light bulbs (CFL's), is an easy way to save on energy costs. CFL's use about 75% less energy than standard incandescent light bulbs and they last up to 10 times longer.
- **Thermostat adjustment:** Turning your thermostat down to 60 degrees each night and when you are away can save as much as 20% per household on heating costs. During the winter months, it is recommended to keep your thermostat set to 65 degrees when you are away. Programmable thermostats are a good option to consider.
- **Water heater settings:** Reducing the temperature on your water heater will save energy and keep your household's hot water at a safe temperature. In addition, insulation of the hot and cold water pipes that extend a few feet from your water heater will reduce the amount of energy the water heater will use to keep the water warm.
- **Appliance upgrade:** Homeowners can upgrade home appliances such as refrigerators, dishwashers and washing machines to energy efficient appliances.

For more information on energy conservation and in-home energy audits, please call the Recharge Colorado Hotline at 800-462-0184, visit www.rechargecolorado.com or go to The Governor's Energy Office located at 1580 Logan Street, Suite 100, Denver, CO 80203.



MEET THE CPMG TEAM

Assoc. Manager, Fallon Redmond: 303-671-6402 Ext. 20
Email: Fallon@withcpmg.com
Main Number : 303-671-6402
Finance: 303-671-6402 Ext. 22
FAX : 303-671-6430
CPMG President Lynda Reifman : 303-671-6402 Ext. 16

CPMG is located at:

2620 S. Parker Road, Suite 105
Aurora CO 80014
Office hours are 9:00 a.m. to 6:00 p.m. M-F
Closed from noon – 1 p.m. for lunch

**RIDGEVIEW GLEN ASSOCIATION
BOARD OF DIRECTORS**

Robert Morris, President
Justin Mullen, Vice President
Robert Stoeber, Secretary
Don Marshall, Board Member
Jerry Rainbolt, Board Member
Ron Garrett, Board Member

Board meetings are held the 2nd Monday
of every month at 5:30pm at CPMG,
2620 S. Parker Rd., Suite 105
Aurora, CO 80014.

RIDGEVIEW GLEN HOMEOWNERS ASSOCIATION
C/O COLORADO PROPERTY MANAGEMENT GROUP
2620 S. PARKER RD., SUITE 105
AURORA, CO 80014