



Ridgeview Glen News

JUNE 2011

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FENCE AMENDMENT PASSED & RECORDED!

The Ridgeview Glen Association has received the required votes to pass and record the Amendment to the Declaration regarding fencing material in the community. Now that the Amendment has passed, the Association has the authority to replace common area fencing with a more durable, cost effective material such as Trex. In addition, homeowners who want to replace their privacy fencing with a material other than Cedar are now able to do so with prior written approval from the Board of Directors. Please note that wire, metal or mesh fencing of any kind will not be an approved type of fencing material. Now that the perimeter fence replacement is once again in progress, please look for notices regarding fence replacement dates in case you have pets in your back yard. The common area perimeter fence replacement program will take place in phases on a priority basis. This mailing includes a copy of the recorded Amendment to the Declaration regarding fencing material.

AMENDMENT TO THE DECLARATION TO ALLOW SHEDS

The Ridgeview Glen Board of Directors is moving forward to obtain homeowner consent for an Amendment to the Declaration regarding the installation of sheds. In accordance with the Declarations, sheds are not permitted in the community. However, many residents have requested permission to install a shed in the back yard at their residence. In order for the shed amendment to pass, 159 of the 237 Ridgeview Glen homeowners must consent YES to the amendment. If the shed amendment passes, ALL shed installation requests will require Board approval and there will be stipulations in place to ensure sightlines and compliance with HOA standards as follows:

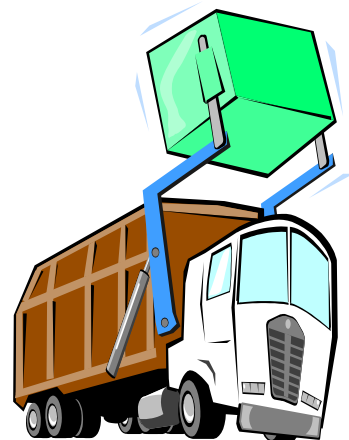
- No metal sheds will be permitted
- Sheds must be the same color as the residence on the lot at all times
- Sheds must have the same roofing material as the residence on the lot at all times
- Sheds must be secured/attached to a concrete slab or concrete footings
- Construction of approved sheds must be completed within sixty (60) days after written approval is issued by the Architectural Review Committee or Executive Board

Please take the time to review the shed amendment included in this mailing and check only one of the boxes on the consent form and send it back to CPMG in the mail, fax to (303)-671-6430 or email it to Fallon@withCPMG.com.

TRASH COMPANY CHANGE AS OF AUGUST 1, 2011

The Ridgeview Glen Board of Directors has contracted with a new trash removal company for the community effective August 1, 2011. Your new trash removal contractor is Allied Waste, A Republic Services Company.

Contracting with Allied Waste for trash and recycling services will not only save the Association \$500.00 per month. Allied Waste will also be providing two new 96 gallon carts for waste and recycling to each Ridgeview Glen resident at **no charge**. The new bins will be delivered to each home one week prior to the contract taking effect. If residents do not wish to use the larger 96 gallon recycle cart, a limited number of standard recycle bins are available for purchase from Allied Waste for \$10.00 each, or two for \$15.00. Residents may also choose to use their existing recycle bin as long as it is clearly marked. Allied Waste is also offering 2-3 free large item removal services per year for each year that they are servicing the Ridgeview Glen community.



For more information on the new trash services, residents may contact Allied Waste directly at (303)-286-1200.

STREET PARKING REMINDER

Residents with more vehicles than garage and driveway spaces who often park their overflow vehicles on the city streets within the community should abide by the following rules to be sure that their vehicles are in compliance with HOA rules and city regulations:

- Residents should always use their garage and driveway parking spaces for their vehicles and only have their overflow and guest vehicles parked on the city streets within the community
- Vehicles parked on the street are not permitted to encroach onto the sidewalks at any time
- Vehicles parked on the street in front of the residences are not permitted to park in such a way that blocks driveway access to neighboring residents
- No abandoned or inoperable vehicles are permitted to park or be stored in the community at any time
- Vehicles with expired license plates or temporary tags are not permitted to park on the city streets within the community at any time
- No R.V.'s or trucks weighing over 3/4 ton are permitted to be parked or stored in the community at any time unless previously approved by the Board of Directors or for loading and unloading purposes only
- Vehicle repairs are not permitted on the property at any time



Please be advised that the Ridgeview Glen Association and the City of Aurora both have the authority to have vehicles removed from the property that are not in compliance with the HOA rules and city Regulations. For more information on the vehicular parking rules for the community, please refer to Article IX, Section 8 of the Association's Declarations and Article IX, Section 8 of the Association's Rules and Regulations. All of the Association's Governing Documents can be found at www.withCPMG.com under the link for Ridgeview Glen.

MEET YOUR RIDGEVIEW GLEN NEIGHBORS!

Posting information in the Ridgeview Glen quarterly newsletter is a great way to let your neighbors and fellow HOA members know a little bit more about you and your family, even your pet(s)! This month's "Meet Your Neighbor" featured homeowners are **Ann & Bill Dawkins**.



Address: Ann and Bill reside in one of the Ridgeview Glen homes on E. Ithaca Drive and have been a member of the community for 8 years. Ann and Bill have been married for 30 years.

Occupation: Ann works at Regis Jesuit High School while Bill works at University Hospital.

Pets: Ann and Bill have 1 dog named Ginger who is a Sheltie.

Hobbies: Ann and Bill like working outdoors on their garden, watching Bronco games, entertaining guests at their home and spending quality time with their family, including granddaughter Adeline. Ann and Bill were also blessed with their second granddaughter just 2 weeks ago!

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. Thank you to Ann and Bill for being the first to share their story with the rest of the community!

SAVE ASSOCIATION COSTS: GET YOUR NEWSLETTER VIA EMAIL

Help save on Association costs and paper usage by signing up to have the Ridgeview Glen quarterly newsletter emailed to you. If you would like to sign up to receive your newsletter electronically, please send an email to Fallon@withCPMG.com and be sure to state your name and address.

DRIVE WITH CARE-CHILDREN AT PLAY



As the days get warmer with an increase of vehicles driving through your community, residents should be sure to stay vigilant of children playing, riding bikes and scooters, playing basketball, etc. It only takes a moment's distraction for an accident to happen. Parents, please be sure that your children are paying attention to their surroundings and are supervised at all times when outside of the home. Together, Ridgeview Glen residents can ensure that their children live in a safe and happy community.

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