



Ridgeview Glen News

DECEMBER 2010

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FENCE AMENDMENT

The Ridgeview Glen Homeowners Association has begun the process of amending the Declarations to allow homeowners to have the option of using fencing material other than Cedar in the community. In order for the Amendment to pass, at least 159 homeowners in the community must consent YES to the proposed Amendment. To date, CPMG has only received 31 of the required 159 homeowner consents. Please take the time to review the Amendment letter and fill out the consent form included in this mailing and return it to CPMG in the self-addressed, stamped envelope provided. You may also fax your consent form to Fallon Redmond at 303-671-6430 or email to Fallon@withCPMG.com.

EASY STEPS TO PREVENT FROZEN PIPES

There are several proactive steps to prevent frozen pipes and landscape devices during the winter season:

Irrigation System-Be sure that you have turned off and “blown out” the sprinkler system for your yard to drain the water from the underground pipes. Also, insulate backflow preventers and valves if they are above ground. This will help prevent damage from freezing.

Outdoor Faucets-Be sure that your water supply valve to the outside spigots is off and thoroughly drained. All garden hoses and connections should be disconnected.

Gutter Care-Keep debris cleared from your gutters and downspouts to prevent water from building up, freezing and causing blockage. Check the flashing on the roof to ensure that water cannot enter the home.

Indoor Care-Keep your household thermostat set to at least 65 degrees. On frigid nights or if your home will be vacant for any period of time, leave faucets on with a minimal drip and open your cabinets that contain water pipes to prevent freezing. Also, locate your water main in case you need to shut the water off in the event of an emergency.



COMMUNITY PET FEATURED IN 2011 PYRESCUE CALENDAR



Great Pyrenees Murphy, a pet in your community, has been chosen to be featured in the 2011 PyRescue Calendar as Mr. August on behalf of the Great Pyrenees Rescue Organization based out of Black Forest, CO. You may see Murphy being walked on a daily basis in the community by homeowner and Board member Don Marshall.

OIL STAIN REMOVAL RECOMMENDATIONS

Sometimes oil stains caused by your vehicle are hard to avoid. Following are some tips to remove those unsightly oil stains in your driveways and parking areas:

Pour and Restore: There is a product called “Pour and Restore” which can be purchased at Ace Hardware for \$15.00 per bottle that works best on fresh oil stains.

Kitty Litter: If you have a fresh oil spill, you can sprinkle a healthy dose of kitty litter on it. Allow the litter to sit overnight so that it will absorb the oil as it soaks into the litter. In the morning, sweep up the kitty litter. If you did not place enough litter on the oil spill, you may have to repeat the process

WD-40: Spray the oil spill liberally with WD-40. Immediately use a rag to wipe up the oil. Place the rag inside a bag and throw it away. Repeat this process if it has not met your expectations.

Baking Soda or Dishwasher Detergent: For this method, you will need to lightly wet the area with water first. Sprinkle the area liberally with baking soda or dishwasher detergent. Allow the area to sit undisturbed for several minutes. While you are waiting, boil a pot of water. Once the water is piping hot, pour it over the area, taking the proper precautions not to burn or scald yourself. Once the water has cooled sufficiently to avoid any scalding, scrub the area with a scrubbing brush that has stiff bristles. Repeat this step as many times as you need in order to achieve the results that you want.

REPORTING A COVENANT VIOLATION

It is the policy of the Ridgeview Glen Homeowners Association that all covenant violation reports from homeowners must be received in writing. The letter must state the address and the nature of the violation with the date and time the violation was noted. Most importantly, the letter must include the name and address of the person making the complaint and it must be signed. **Violation reports cannot be taken over the phone and anonymous phone calls and letters will not receive any action.** Please address all complaints in writing 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.

CARBON MONOXIDE SAFETY By Cunningham Fire Rescue

What is carbon monoxide (CO)?

- Carbon monoxide is a colorless, odorless, tasteless, deadly gas. Burning any kind of fuel like wood, coal or natural gas produces carbon monoxide.

What are some signs of carbon monoxide poisoning?

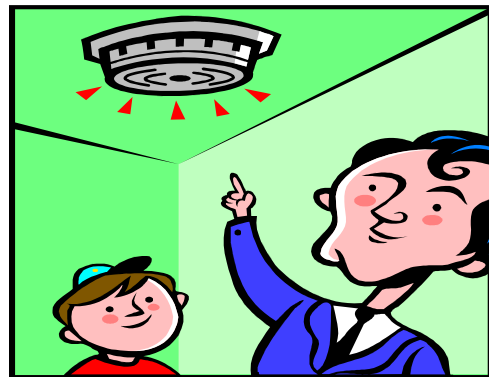
- Headaches, dizziness and sleepiness
- Feeling tired, weak or short of breath
- Feeling confused, forgetful and unable to concentrate
- Being irritable, grumpy and moody
- Nausea, upset stomach, vomiting

Does your home have any of the following?

- Gas, oil, coal, wood furnace/wood burning stove
- Gas clothes dryer
- Oil, kerosene or gas heater
- Gas water heater, stove or oven
- Gas or wood fireplace
- Are any of the above appliances not vented safely to the outside of your home?
- Do leaves, twigs or recent roof repairs block any vents, chimneys or flues?
- Is a car or truck left running or a fuel-burning appliance used in your garage (even with the garage door open)?
- Does your car or truck exhaust system have a leak?
- **If YES, you and your family could be in danger of carbon monoxide poisoning.**

To prevent carbon monoxide poisoning in your home, do the following:

- Place carbon monoxide detectors outside all sleeping areas in your home.
- Yearly professional inspection of furnace, fuel-burning appliances, vents and chimneys.
- Never leave a motor vehicle running in a garage or outside an open window or air vent.
- Never use a gas oven or gas range for heating.
- Never burn charcoal, fuel burning stove or heater indoors.
- Never use an outdoor gas or wood burning stove, grill or heater indoors.
- If you suspect carbon monoxide poisoning call the **Rocky Mountain Poison Center** any time day or night at **1-800-222-1222**.



GOVERNING DOCUMENTS ONLINE



Need to refinance? Selling your house? Your bank or realtor will need a set of your Association's governing documents and copies of minutes. Obtaining these has been made more convenient. Go to the CPMG website, www.withCPMG.com, click on Ridgeview Glen and you will find most of the information required.

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
 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