



# Ridgeview Glen News

## MARCH 2011

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### **FENCE AMENDMENT: 42 MORE TO GO!**

The Ridgeview Glen Homeowners Association is now well into the process of amending the Declarations in order to allow the homeowners to have an option of using fencing material other than Cedar in the community. CPMG has now received 117 of the required 159 homeowner consents. **The community only needs 42 more YES votes!** In this mailing, reminders have been sent to those homeowners who have not yet responded to the Amendment request. If you were sent a "4<sup>th</sup> Request" letter for the fence Amendment with this mailing, please take the time to read the Amendment letter and fill out the consent form enclosed in this mailing and send it back to CPMG in the self-addressed stamped envelope provided. You may also fax your consent form, attention Fallon Redmond, to 303-671-6430 or email it to [Fallon@withCPMG.com](mailto:Fallon@withCPMG.com). THANK YOU to all of the Ridgeview Glen homeowners who have already submitted your consent forms to the fence Amendment from your Board of Directors.

### **PAINTING SEASON**

Every spring, CPMG inspects the condition of the paint on all homes in the Ridgeview Glen community and sends letters to homeowners whose paint is showing signs of deterioration. If you receive a paint inspection letter in the mail, it is important that you respond within 30 days to the Board of Directors in care of CPMG with your plans to paint within 1 year from the date of the letter. Once you select colors for your home, you will need to submit one copy of your signed Architectural Committee Improvement Request form along with two samples of the paint chips for each color of the scheme. If you select a color palette from the KWAL paint book of pre-approved color schemes for Ridgeview Glen, you do not need to submit paint chips with your Architectural Committee Improvement Request form. You need to write the color scheme number from the book onto your form. The paint book is available in the CPMG office or at the KWAL paint store located at Parker Road and Dartmouth. Once the paint application and samples are received by CPMG, they will be forwarded to the Board for consideration. Usually, the Board processes applications within a week or two, but it may take up to 30 days to respond to a homeowner's request, so please plan ahead and start thinking about painting now. The Architectural Committee Improvement Request form can be found on the CPMG website under "Forms". Once you have received written Board approval in the mail in response to your paint application, you may proceed with painting your home. If you have any questions about the painting approval process, please contact Association Manager Fallon Redmond at 303-671-6402, Ext. 20 or [Fallon@withCPMG.com](mailto:Fallon@withCPMG.com).



## TRAILERS & RECREATIONAL VEHICLES

In accordance with the Association's governing documents, trailers larger than  $\frac{3}{4}$  ton and Recreational Vehicles are **not** permitted to be parked on the property. Homeowners must make arrangements for off-site storage of their trailers and Recreational Vehicles UNLESS:



- The homeowner is loading/unloading a trailer for a delivery or construction purpose and informs CPMG ahead of time (trailers for such purposes should be stored on the property for a maximum of 24 hours).
- The homeowner is loading/unloading an R.V. in preparation for vacation or leaving town and informs CPMG ahead of time (R.V.'s for such purposes should be stored on the property for a maximum of 3 days per occurrence)
- Prior approval was given by the Board of Directors for temporary storage of the trailer or R.V.

To get permission for temporary parking of your trailer or R.V. on the property or to report non-compliance, please contact CPMG.

## KEEP YOUR YARDS CLEAN & GREEN

With summertime approaching, homeowners should begin to gather supplies that they will need to maintain their front and back yards in order to be in compliance with the covenants. Ridgeview Glen homeowners are expected to keep their front and back yards maintained in good condition according to the following specifications:

- Grass color should be overall green
- Lawns should be rid of dandelions and weeds
- Rock bed areas must be rid of dandelions and weeds and must be in kept in good condition at all times
- Landscape debris from renovations should not be left outside of the residence unless it is trash day (note: all landscape modifications in the front of the residence must be approved by the Board of Directors)
- Dead trees should be removed from front and back yards within 30 days of discovery and all debris must be properly disposed of immediately upon removal
- Irrigation systems and timers should be checked on a regular basis to ensure that sprinklers are not running too long or at the wrong time, and to ensure that sprinkler heads are properly directed at the landscaping
- Hoses should be disconnected, properly coiled and stored when not in use
- Front and back yards should always be free of trash and debris

If you're having problems keeping your grass green and weed free, contact Association Manager Fallon Redmond at 303-671-6402, Ext. 20 prior to being issued violations to make a note that you are working on the problem. Thank from the Ridgeview Glen Board of Directors to all of the homeowners for your efforts in keeping the community a beautiful place to live!



## NEW CPMG ONLINE SERVICES



The Association's website through CPMG has recently been updated. Not only can homeowners locate the governing documents, rules and regulations, financials, newsletters and meeting minutes, but several forms can now be submitted online.

- Homeowner information change form
- Covenant violation report form
- Work order request form

In addition, homeowner assessments can be paid online from your checking account with no additional fees. If you have questions regarding the new features, please contact CPMG. Also Remember to check the Ridgeview

Glen website for new and updated information at [www.ridgeviewglen.org](http://www.ridgeviewglen.org).

## CITY SIDEWALK REPAIRS

In the Ridgeview Glen Homeowners Association, the streets and sidewalks within the community are owned and maintained by the City of Aurora. Periodically, the City will flag areas that need repair on the sidewalks around and in front of the homes. To report a sidewalk that is in need of repair or to follow up on a flagged area, please contact the City of Aurora at 303-739-7300. Pothole issues on the community streets may also be reported to the City.



## FOXES ARE WILD ANIMALS!

Please be aware that foxes have recently been seen in the Ridgeview Glen community. Foxes are wild animals that may carry diseases and should **never** be approached or fed. Pet owners should have their pets on hand-controlled leashes at all times when outside of the home for safety purposes.

## 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 the result 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.

**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 2<sup>nd</sup> 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