



Carriage Homes Newsletter

January / February 2023

ANNUAL MEETING

The board met on January 26, 2023, for their regular monthly meeting. Thank you to those who attended.

The next board meeting is scheduled for Thursday February 16, 2023, at 3:30 P.M. via Zoom.

If you are interested in attending any board meeting, please contact Virginia for details.

ASSOCIATION OFFICERS

Daryl Gatewood was elected to serve as President of the board for 2023. Dan McIntosh was elected to serve as Secretary. Linda Cotton, Matt Shoemaker, and Tom Cummings will be serving in At-Large positions.

CHANGES TO DENVER TRASH PICKUP

Denver has announced plans to begin charging a service fee for trash pickup in 2023. Additional information can be found at [Denvergov.org/expandedcollection](https://denvergov.org/expandedcollection).

Denver will be beginning a composting program for all residents. Additional information can be found at [Denvergov.org/recycle](https://denvergov.org/recycle).

PARKING

There are off-street parking areas throughout the community. These areas, accessed from the alleys, are intended for guest parking. Please do not park in these areas. Per Association Rules and Regulations, commercial vehicles may not be parked on Association property except within the unit garage.

CHANGING WITH THE TIMES

Carriage Homes has registered a new Trade Name: Carriage Homes Association. Owners and residents may see documents and correspondence using this name.

KEEP YOUR CONTACTS UPDATED

There may be times when people living on the property need to be provided with specific and important information in a timely manner.

Because Association representatives may be unable to directly contact a unit owner or resident, please consider providing Virginia with the name and e-mail address of someone who can act as a backup contact. Even if this person cannot make decisions on the owner or occupant's behalf, they may be able to assist in getting in contact with the owner or occupant if it becomes necessary.

If your unit is being rented out, please ensure that the Association always has current information regarding the people living on the property.

If you use a company to manage the rental of your unit, please provide their contact information to the Association.

CONSIDERATION

We all live in close proximity to others. Please be considerate when walking your dog, playing music, or just relaxing on your balconies.

INSURANCE

The Association carries insurance on the building exteriors and common areas.

Owners and renters are strongly encouraged to consider any needs they may have regarding coverage for building interiors, personal possessions, and possible future assessments.

Please contact your insurance provider to discuss any needs you may have.

PETS

Pet waste must be picked up and disposed of immediately from the common areas of the property.

Pets shall not be chained or tethered to any common area or left unattended on any patio.

The unit owner is responsible for any damage to Association property caused by any pet living within the unit.

Residents shall not permit ANY PET to run loose on the common areas.

Handy Information

Community Website:

[http://withCPMG.com/Carriage Homes at Stapleton](http://withCPMG.com/Carriage_Homes_at_Stapleton)

Property Manager:

Virginia Johnson, CMCA, AMS, PCAM

Virginia@withCPMG.com

303-671-6402 x 27

Property Management Company:

Colorado Property Management Group (CPMG)

2620 S. Parker Rd., Suite 105

Aurora, CO 80014

303-671-6402

www.withCPMG.com

24-Hour Emergency Number: Call Number Above and Follow the Prompts

Finance Department:

AccountsReivable@withCPMG.com

303-671-6402 x 22

[Architectural Committee Improvement Request Form](#)