

Summer is winding down and schools are starting another year. It has been a busy spring and summer. Please be advised there is a bus stop by the pool on Dorado. Watch for the kiddos as they cross the street and while waiting for the bus.

Below you will find a summary of the tasks either completed or in progress since the last newsletter. Please review the information in this newsletter and let us know if you have questions or concerns.



1. Roadways

Roads continue to be a challenge, to say the least. The infrastructure that was created when the community was built almost 18 years ago is obviously not standing the test of time. As addressed in the last newsletter the repair work that is being scheduled to address the worst of the worst is only buying a little time.

Fees were increased in January to begin setting aside monies for the much needed survey of the road beds, the cost to reconstruct failing roads and in many cases complete replacement. This cost may well exceed \$500,000. All this while allocating funds for increasing costs in insurance coverage, failing staircases, and charges for services such as landscaping and pool maintenance.

Road repairs have been a challenge this year due to the wet spring and summer. Repairs can not be made unless conditions are dry for a few days in a row. We have finally gotten a bit of a break and are addressing them by the extent of the damage and access into garages or driveways.

2. Vendors

The HOA will be changing vendors in the next year for the following services:

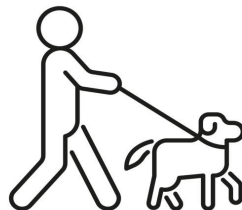
A. Pet waste cleanup. It has been missed on several occasions and despite several calls and requests for service, the bins are not being maintained. There are 17 bins throughout the area, and some tend to be used more than others. If you see that the bins have not been emptied, please notify CPMG and we will continue to submit requests for service until another vendor can be in place.

B. Pool Maintenance: The same issue with sporadic service or service that was not completed at all. We ask the users of the pool to cleanup after they have enjoyed the facilities, but trash not being emptied and a general lack of attention to a clean and orderly setting, it was apparent that they were not fulfilling the agreement for services. We were unable to get another vendor this year, but we are starting the process later this year for next season.

3. Pets on Leash

Please be sure your pets are on leash and under your control at all times. This is not just a rule for the community but an ordinance with the City of Aurora. And yes, that includes cats as well.

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Cars, Parking and Garages

Parking is at a premium as you are well aware.

The Declarations for the community state that there are two spaces per unit; in the garage and in the driveway.

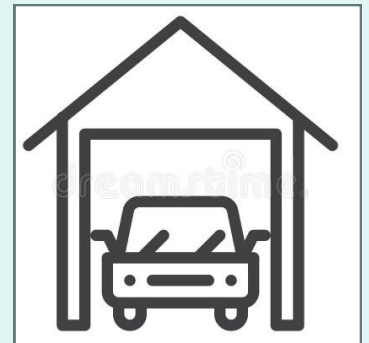
Please park your vehicles in the garage or in your driveway.

As a matter of common courtesy

Please do not park in a neighbors driveway or block the access to their garage.

Visitors should move their vehicles to an open space rather than park in your neighbors drive.

Owners do have the right to request cars be towed from their driveways. We hope that will not be needed by anyone.



Please be sure that your garage door is closed especially in the evenings. For each building there are common hallways, with access through the garage. If doors are left open there is a definite safety issue! While some car thefts and other crime has seen a decrease in the area, it is always in the best interest of you and your neighbor to secure the garage doors.

Make a Payment Pay your homeowner association dues online.	
Online Forms Homeowner Information Changes Covenant Violation Reporting Maintenance Requests Architectural Improvement Requests	
Frequently Asked Questions	Request for Proposal

"PROTECTING YOUR INVESTMENT"

These 3 words greet homeowners entering the Colorado Property Management Group (CPMG) office and, now, to our web site.

Each CPMG team member is entrusted to carry out our responsibilities to CPMG-managed community associations which range from 6 to 700 homes, in single family to condominiums to town homes to patio homes to lofts.

CPMG's word-of-mouth reputation is built on the promise that each and every non-emergency telephone call coming into each and every team member will be returned the same or next business day. (Emergencies are, of course, handled IMMEDIATELY.)

At CPMG, we understand the relationship between HOA Boards of Directors and management companies.

Boards are the CEOs of non-profit corporations. Board members make decisions and set policies. CPMG is the management arm implementing these policies through its collective expertise and resources and successes throughout the years.

CPMG's full-service community association management includes:

- covenant compliance through community inspections
- financial record keeping
- budget preparation
- Board Meeting and Annual Meeting preparation and attendance
- SENATE BILL 100 ongoing compliance
- contractor and/or Association Employee supervision
- 24 hours/seven days a week emergency response

- Association Resource Web Sites**
- [20th Flair](#)
 - [Aurora Crest](#)
 - [Aurora at Cross Creek](#)
 - [Ballwin Condominiums](#)
 - [Buckingham Village](#)
 - [Cambridge Glen](#)
 - [Carrington Homes of Glenwood](#)
 - [Carrington Park Golf](#)
 - [Carrington Park 1404](#)
 - [Challenger Place](#)
 - [Cherokee](#)
 - [Cherry Creek Town Homes](#)
 - [Columbine Townhomes One](#)
 - [Columbine Townhomes Two](#)
 - [Covington](#)
 - [Edgewater Community](#)
 - [Greenbrook Townhouse Association](#)
 - [Harmony Villas](#)
 - [High Street](#)
 - [Horizon at Town Meadows](#)
 - [Ironbuck in Aurora](#)
 - [Landscape Royale](#)
 - [Meadow Hills IV](#)
 - [Newport Place](#)
 - [Oakmont Meadows](#)
 - [Parkway Highlands](#)
 - [Plover Towers Condominium Association](#)
 - [Pine Point Village II](#)
 - [Pine Point VII](#)
 - [Pine Point Village VIII](#)
 - [Redback at Grand Ranch](#)
 - [Riverside Park Townhomes](#)
 - [Roundtree](#)

REMINDERS—WHERE TO FIND OUT....

Information for the community, the HOA, bylaws, declarations, budgets and meeting minutes can be found online on the CPMG website. Communities are listed on the right. Click on Redback for specific information and details.

<http://www.withcpmg.com/>

If you do not have access to a computer, you are welcome to call the office for specific information.

Address: 2620 S. Parker Road, Suite 105, Aurora, 80014

Office: 303-671-6402

Debra Vickrey ext. 23; Corey Bueng ext 18.

SNOW REMOVAL

LandTech will send out their staff to shovel snow when there is at least 1 to 2 inches accumulation.

The wind will blow snow around so it is difficult at times to get an accurate assessment of how much snow fell in the area.

And, keep in mind, we are not Number 1 on the list.

Hospitals, main roadways, schools, essential services will all get resources before we do. Last season they were out at all hours trying to keep up with the snow.

GETTING READY FOR THE FALL/WINTER

A few things to prepare for the cooler temperatures and the snow.

While we do have a bit of warm weather still to enjoy a few things will need to be taken care of to avoid damage to your home.

1. Disconnect all hoses from the outside spickets. Drain the hose and store inside.
2. Outdoor furniture should be covered for the season.
3. Be sure that you have a shovel to clear a path for your pets if needed.
4. When it does snow, especially with the harsh winds we experience, be sure to clear your vents to allow for proper ventilation. Most units have those vents out to the patio areas.
5. Carbon monoxide is odorless and colorless and can be deadly within a very short time. Have your furnace checked before the cold weather to assure that it is working properly.
6. Change the batteries in your smoke detector with the change of the time. Fall back one hour and refresh those batteries.



4. Painting Projects:

The budget had called for some units and garages to be painted this year in continuation of the schedule for updates.

Due to the extremely poor conditions of the roads we are diverting funds for one year to complete much needed repairs. As mentioned on Page 1, it is a critical need that must be addressed before the cold weather sets in and the contractors are still available to make those repairs. There are shortages of workers, and materials. Those repairs have begun but more is still needed. Love the rain, but it has delayed many projects!

5. Landscaping

There are many repairs and maintenance issues that will continue to be addressed through the remaining weeks of summer. The Board and CPMG recently sent a "To Do List" to our vendor to complete before the end of the season.

6. Screens

The rainy season come with hail and the screens on the units have taken a beating. CPMG is working to acquire information, bids and schedules to address repair/replacement throughout the community.

7. Issues/Concerns/Questions

To address concerns, issues, questions we need to hear from you. While some repairs have been requested and are on the schedule, you may have problems that we don't know about. Please be sure to complete requests for maintenance on the web site. If you have questions about owner vs. HOA responsibility, the website has the maintenance chart for your review.

POOL SEASON

The pool will close after Labor Day holiday for the season.

As mentioned earlier the HOA Board is exploring options for other vendors to care for that amenity.

If you have questions/concerns, please contact CPMG.

HOA Board of Directors

Dane Campbell

Barb Foster

Leah Imwalle

Hans Kusserow

Please contact CPMG with questions or concerns.

Messages will be passed along if needed, or addressed by the CPMG staff.

**REDBUCK AT SORREL
RANCH AUGUST 2023**

Please plan to attend the next HOA meeting.

We hear that you have concerns but we have very few that attend meetings.

Those are announced in advance and may be attended online through ZOOM.

Next meeting is

scheduled for:

October

(Date to be determined)

PLANNING EXTERIOR IMPROVEMENTS?

Applications for proposed improvements must be submitted to CPMG, and approved by the Redbuck Board of Directors prior to commencement of the improvements. The Architectural Request application form can be found at www.withcpmg.com go then go Forms.

Please be sure to include, when applicable, photos, measurements, color, types of materials and any other information that will give the Board a clear understanding of your request. This includes items such as window/patio door replacements, gates, outside lights, and any other items that change or add to the exterior of the buildings.

Allow up to 30-days for approval, although the Board attempts to review proposals in a much shorter time period.

If you have questions please contact Debra Vickrey, Association Manager at debra@withcpmg.com or via phone at 303.671.6402 ext. 23.

Redbuck at Sorrel Ranch August 2023
Primary Business Address
Your Address Line 2
Your Address Line 3
Your Address Line 4

Phone: 555-555-5555
Fax: 555-555-5555
E-mail: someone@example.com

PLEASE
PLACE
STAMP
HERE

Mailing Address Line 1
Mailing Address Line 2
Mailing Address Line 3
Mailing Address Line 4
Mailing Address Line 5



YOUR LOGO
HERE