

Riverdale Park Newsletter

April
2019

Pool Opening Memorial Day Weekend

The Riverdale Park pool will be open May 24th through September 2nd, 2019. The Association will be issuing new key cards to the owners of each unit prior to pool opening at no cost. Do not throw away your old card until you receive a new one from the Association. **Only one card per unit will be issued.** The new card will be valid for this pool season as well as subsequent pool seasons and should be kept in a secure place. Owners will have to pay for any replacement cards. Only owners in good standing are permitted to use the recreational facilities. Please contact CPMG's finance department at 303-671-6402, ext. 22 in order to bring your account current prior to the pool opening in order to receive a pool card.

Please comply with all posted Pool Rules and Regulations to ensure a safe and fun swimming season for all residents in the community.

Violations of the rules should be reported to the Riverdale Park Board of Directors in writing c/o CPMG, 2620 S. Parker Road #105, Aurora, CO 80014 or to Debra@withCPMG.com. Please include as much information as possible, including the address of the violators along with the date and time of the violation.

NOTICE OF BOARD MEETING

The upcoming Board meeting will be held:
May 22, 2019
at 6:00 p.m.
Any Think Library
5877 E. 120th Avenue,
Thornton, CO 80602

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Riverdale Park's Website

Please visit www.withcpmg.com and follow the link to Riverdale Park.

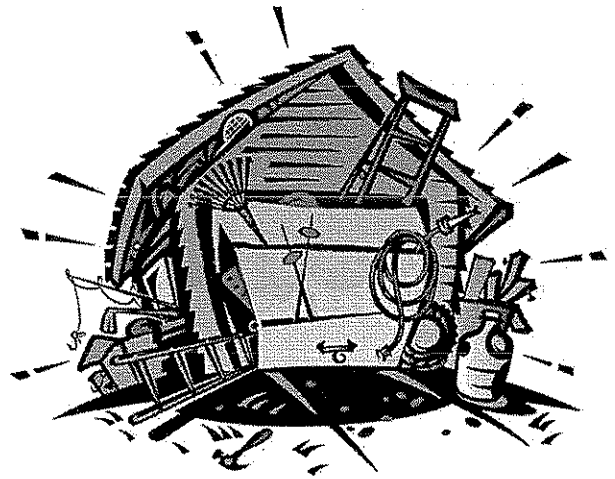
Available information includes: Governing Documents, Financials, Board / Annual Meeting Minutes, Insurance, and Responsible Governance Policies.

You can make a payment using your checking account, update your contact information, submit an Architectural Change Request, report covenant violations or request work orders.

Safety Reminder—Clean Out Your Garage

It has been noted that several residents in the community are using their garages for storage instead of being able to park their vehicle inside. It is entirely too easy to put items in the garage that don't have a set place to be stored inside the home or that you plan to deal with at a later date. Before you know it, you have piles of things you intended to donate, seasonal items, mementos that haven't been looked at or sorted through in years, and even unopened boxes from your last move cluttering your parking spaces.

Not only does this clutter become an overwhelming task to address but it can create a serious fire hazard. At least once a year, residents should set aside a weekend to go through the long-forgotten items that have been tossed in the garage. There are several garage storage solutions available to assist residents with getting items off the ground and out of the way of vehicles.



Please keep in mind that oil, gasoline, paint, propane and varnish should always be stored properly away from flammable items and preferably not in your garage to avoid the risk of a dangerous fire that could not only destroy your garage but home as well.

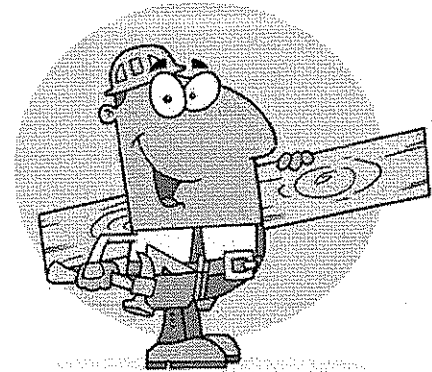
Help Avoid Pest Problems—Do Not Feed Wildlife

During inspections of the community, it has been noted that pet food, cereal and other crumbs are being put outside in the common areas to feed wildlife. Leaving food outside for animals is prohibited in the Riverdale Park community, as it attracts unwanted pests and rodents. Feeding wild animals also encourages them to become comfortable in the neighborhood and may result in unwanted "houseguests" that cause property damage.

Providing an unnatural food source for wild animals can cause them to reproduce at higher rates than the natural food supply can support in an area. When wild animals gather for food handouts, it can cause crowding and competition. These unnatural conditions increase the chances of fighting and injury among animals. It can also increase the spread of diseases, some of which may be transmitted to pets and humans.

Get Permission Before Making Improvements

Before making any improvements to the exterior of their unit, homeowners are required to comply with the architectural review process. The value of a townhome can be affected by the appearance of other townhomes nearby. The purpose of the system is not to impose unnecessary controls and restrictions, but rather to protect the value of one of the most important investments each of you have made, your homes.



The process is designed to be as simple as possible for the homeowner while still protecting the value of all the units on the property. The Association has up to 45 days to review and process requests for modifications so please plan accordingly. All improvements must comply with local and state building codes and construction requirements.

For all exterior improvements, fill out an Architectural Committee Improvement Request, which can be downloaded at www.withcpmg.com/forms. Return it to Association Manager Debra Vickrey by mail, fax or email to debra@withcpmg.com along with any drawings or brochures needed to clarify your request. It will be forwarded to the Board of Directors for consideration.

If you make improvements that do not fall within the Association's design guidelines, the Board can have you return the unit to its original condition at your expense.

For more information, please review your Declaration of Covenants, Conditions and Restrictions and your Design Guidelines at www.withcpmg.com, then follow the link to Riverdale.

Colorado Marijuana Laws



Laws regulating marijuana usage in Colorado may be found at www.colorado.gov/marijuana. According to the website, "It is illegal to consume marijuana in public. Retail marijuana is intended for private, personal use. Such use is only legal in certain locations not open or accessible to the public. Marijuana may not be consumed openly or publicly." Residents are not permitted to smoke marijuana outdoors in the Riverdale Park community.

Colorado Property Management Group

2620 S. Parker Rd. Suite 105
Aurora, CO 80014
Phone: 303-671-6402
Fax: 303-671-6430
www.withcpmg.com

Community Manager: Debra Vickrey
Ext. 23
Email: debra@withcpmg.com

Finance Department:
Syrena Ext. 22
Email: syrena@withcpmg.com

For After-Hour Emergencies

303-671-6402

"Follow the prompts"

EMERGENCY: an emergency is defined as a situation endangering the health, safety and welfare of persons or property

Riverdale Park Townhomes
c/o Colorado Property Management Group
2620 S. Parker Rd. Suite 105
Aurora, CO 80014

Important Telephone Numbers

Fire & Medical

- Thornton Fire Department
303-538-7602
- Poison Control Center
800-222-1222

Police

- Thornton Police
(non-emergency)
720-977-5330

Animal Complaints

- Thornton Animal Control
720-977-5250

Power Issues

- Xcel- Electric Emergency and Power Outage
1-800-895-1999
- Xcel- Gas Emergency and Gas Odor
1-800-895-2999

Meet Your Board of Directors

- Kara Thuringer
President
- Michael Horowitz
Vice President
- Kristin Lopuson
Secretary/Treasurer
- Julia Rogers
Director
- James Spears
Director

