

Riverdale Park Newsletter

February
2019

Association's Rules & Regulations Under Review

The Board of Directors is starting the process of reviewing the Riverdale Park Design Guidelines and Rules and Regulations that was last revised in 2010. There have been increased reports of parking and pet issues in the community that the Board hopes to alleviate through clarifications and revisions of the existing rules.



A copy of the current guidelines are available online at www.withCPMG.com/riverdale. Please review the documents and submit any questions regarding the rules or provide your suggestions for improvement in writing to the Riverdale Park Board of Directors, c/o The Colorado Property Management Group, 2620 S. Parker Road #105, Aurora, CO 80014 or to Debra@withCPMG.com.

The Board will notify owners of any revisions to the Rules and Regulations as they are approved.

**NOTICE
OF
BOARD
MEETING**

The upcoming Board meeting will be held:
March 27, 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.

Avoid Towing—Parking Rules Reminders

The Board of Directors is aggressively pursuing the removal of abandoned or disabled vehicles in the community. According to the Association's parking resolution, this includes any inoperable, unused, unregistered (absent or expired registration tags) or abandoned vehicle that is not parked within an enclosed garage. Vehicle that have not been driven under their own propulsion for a period of three weeks or longer are prohibited to be stored in a common area parking space. Vehicles in violation will be tagged and towed at the owner's expense.

The parking resolution also states that the garages are for parking of one vehicle. The conversion or alteration of garages for other uses such as living areas, storage areas or workshop areas that hinder or prevent the parking of a vehicle is prohibited.

There are no assigned parking spaces in the community. All common area parking is on a first come, first serve basis. Please be courteous of your neighbors and make sure that you are using your garage for parking and that you are not taking up an excessive amount of the open parking spaces or storing unused vehicles in these areas.

If you notice any vehicles in violation of the Association's Rules & Regulations, please report them in writing to the Riverdale Park Board of Directors, c/o CPMG, 2620, S. Parker Road #105, Aurora, CO 80014 or to Debra@withCPMG.com.

Pet Waste Removal

The Association is paying to have a one-time cleanup of pet waste in the community. PLEASE be responsible and pick up after your pet. The Association would rather spend money to improve the community than have to clean up after irresponsible pet owners.

If you see anyone failing to pick up after their pet, please report it to the management company so they can be held accountable.



Landtech Landscape Contract Approved

The Board of Directors has approved Landtech's 2019 Landscape Maintenance Contract in the amount of \$50,844. They will be responsible for the mowing, edging, fertilization, weed control, aeration, shrub pruning, irrigation system maintenance and general clean up of the common areas (excluding pet waste removal). If you have any questions or concerns regarding the common area landscaping, please send them in writing to the management company so they may be properly addressed. Thank you.

Recycling Information

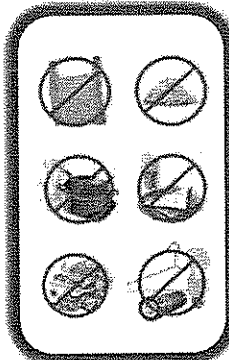
Alpine Waste and Recycling picks up the recycling dumpsters on Tuesdays. Please take advantage of this important service offered by the Association. As a reminder, plastic bags or grocery bags may not be placed in the recycling containers so all recyclable items must be loose when thrown into the dumpsters.

- Recycle Bin Locations:
- #1 - By building 30, garage 91
 - #2 - By building 40, garage 84
 - #3 - By building 18, garage 139
 - #4 - By building 60, garage 43
 - #5 - By building 52, garage 187
 - #6 - By building 12, garage 156

RECYCLABLE ITEMS



Items that ARE NOT accepted for recycling:



- NO Plastic Bags
- NO Shredded Paper
- NO Pots & Pans
- NO Glassware
- NO Napkins or Paper Towels
- NO Plastic Cutlery
- NO Clamshells
- NO Batteries or Lightbulbs
- NO Wire Hangers

Junk Mail,
Mixed Paper, Paper
Bags & Newspaper

Packing
Styrofoam

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:
Holly Ext. 22
Email: holly@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
- Katey Tarkington
Director
- Maureen McPadden
Director

