

Riverdale Park Newsletter

June
2019

Community Update

Now that the weather has stabilized a bit, the shrub trimming is in progress. The new landscape company will be removing dead shrubs as they go along. LandTech will then provide the Board with a proposal for replacements. The new shrubs will be planted in the fall to avoid the stress of the summer heat on new plants. Your patience is appreciated while this work is taking place.



New pet waste stations are scheduled to be installed in July. Thank you to the Board members who have volunteered to do the work in order to save the HOA the cost of a contractor. The Board is hoping this effort will further encourage owners to pick up after their pets and keep the property clean and attractive. If you are a pet owner please do your part by immediately picking up all pet waste and disposing of it properly.

The Board engaged a professional company to do a full inspection of the playground equipment. The report specified what the modifications and repairs needed to take place to bring the playground up to required safety standards. The work will be completed as soon as the necessary parts arrive.

Continued on Page 2

Inside this issue:

Community Update	1-2
Electronic Recycling	2
Garage and Parking Reminders	3
Colorado Marijuana Laws	3
Fireworks Are Illegal	4
Important Numbers	4

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.

NOTICE OF BOARD MEETING

The upcoming Board meeting will be held:
July 24, 2019
at 6:00 p.m.
Any Think Library
5877 E. 120th Avenue,
Thornton, CO 80602

Community Update - Continued from Page 1

Where are the new roofs? Unfortunately, the negotiations are taking much longer than expected with the insurance company to reach an agreement that fully replaces all the Riverdale Park roofs. Premier Roofing and Debra Vickrey, Association Manager, are continuing efforts to reach a settlement so the project can move forward.

In July, the Board of Directors will be reviewing a first draft to revise the rules and regulations. One of the major challenges is working out a solution for the many parking issues that owners are reporting to the Board and management. Additionally, the new rules are intended to be more comprehensive in managing the aesthetics of the community and to clarify HOA versus homeowner responsibility.

Electronic Recycling Drop Off www.cityofthornton.net

Event Date: Saturday, August 17, 2019

Event times: 9 a.m. - 2 p.m.

Location: Thornton's Infrastructure Maintenance Center, 12450 Washington Street, Thornton, CO 80241. Please use the north entrance to the facility with access on 126th Avenue, east of Washington Street.

Guidelines: Adams County and the City of Thornton invite residents to bring their electronic waste (computers, laptops, tablets, cell phones, televisions, computer monitors, hard drives, DVD players, scanners, printers, radios, etc.) to Thornton's Infrastructure Maintenance Center on Saturday, August 17, 2019 for a recycling event. Items will be recycled safely and responsibly to ensure a high level of data destruction for desktops, laptops, and other data containing equipment. There will be a \$15 per vehicle fee for items dropped off, including all electronics and one TV/CRT monitor. Vehicles with up to three TVs/CRT monitors will be charged \$25. Cash and credit card will be accepted.

THIS EVENT IS OPEN TO ALL RESIDENTS OF ADAMS COUNTY ONLY. NOT ACCEPTED: TVs AND MONITORS WITH EXPOSED TUBES. ANYTHING THAT CONTAINS FREON OR OTHER CHEMICALS.

Adams County and City of Thornton are pleased to partner with Techno Rescue for recycling services on this event. For specific questions on certain electronics and data destruction, please call Techno Rescue directly at 303-482-2207.



Garage & Parking Reminders

There are no assigned parking spaces in the community. Surface parking is on a first come first serve basis. Residents should be considerate of their neighbors and park in front of their own buildings and advise their guests to do the same whenever possible.

As a reminder, 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 the number of vehicles for which the garage was originally designed is prohibited.

Please take care when pulling vehicles in and out of the garage buildings. There are several sections of trim around the garage doors that have been damaged by careless driving. Owners will be held responsible for the cost to repair any portion of the buildings that are damaged by their vehicles.

As a reminder, the speed limit in the community is 15mph. In the summertime, many residents are outside enjoying the beautiful weather so please slow down and take extra care to watch for pedestrians.

Please notify CPMG at debra@withcpmg.com if you observe anyone in violation of the above rules and regulations or witness damage to one of the Association's buildings or common areas.



In Thornton you can't legally possess, make, store, sell, handle, and use fireworks in the city limits.

- A first violation will
- result in a mandatory minimum \$500 fine.
- A second violation will result in a mandatory minimum \$1000 fine.
- Call 9-1-1 if you see dangerous or illegal activity.

Don't buy fireworks to light them in Thornton. To dispose of fireworks without penalty, bring them to any Thornton Fire Station through July 10.

Report Sprinkler Issues Immediately!

Help save water and money by reporting any sprinkler issues to CPMG at 303-671-6402. If you notice any flooded areas or sprinklers stuck on, timely reporting is crucial.

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

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



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