

Riverdale Park Newsletter

May
2021

Words from the Board President

The number one complaint from Riverdale Park residents is parking. As you know, the Board made an attempt to modify the rules trying to accomplish some sense of fairness for residents to park near their units. This rule change was met with great opposition by some and relief by others. The community remains split on regulating who can park where and for how long.

After many homeowner calls, emails, and a public meeting, the Board suspended the new rules with the hopes of finding a better solution. To date, those efforts have not produced a solution that would be supported by a majority of residents. Too many households have more than two drivers, or more than two vehicles, or oversized vehicles that won't fit into the garage to create a one-size fits all parking rule.

After extensive discussion, the Board has come to the following decision. When individuals purchased their units, there were no restrictions on the number of vehicles owned or where owners were allowed to park or for how long. The rule that has been consistent is **garages are not to be used for storage or other purposes** which would prevent parking in the garage. Additionally, there is a prohibition to park in fire lanes and handicap parking spaces in compliance with state and local law. Therefore, because the Board was unable to find a solution supported by most homeowners, the parking rules that were originally established (as stated above) will stay in place. The newly adopted rule assigning parking spaces will be removed by the Board and parking will remain open to all residents throughout the property.

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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.

Words from the Board President

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You will also see efforts to more clearly mark all the fire lane areas to prevent illegal parking. There will be improved signage and curb painting to make it clear where you are not allowed to park for safety reasons. As a reminder, towing from a fire lane and handicap spaces is done immediately, without further notice, and at the owner's expense.

The Board will continue to explore the possibility of creating more parking spaces at the time the asphalt is resurfaced in the future. In the meantime, we ask that owners be sensitive to the needs of their neighbors and use only one space at the building where they reside. Please utilize street parking for additional vehicles.

The Riverdale Park Board of Directors

New Board Member

The Board would like to thank James Spears for his service on the Board of Directors and welcome Leslie Hilton.

Leslie is an AR Manager with 30 years of experience. She has served on many kinds of boards in roles such as President, Secretary and Treasurer. She also served on Finance & Budget Committees and has organized fundraisers. Leslie's skills include organization, research, creating and maintaining healthy budgets and cash flow, obtaining bid proposals, and prioritizing projects based on money available.

She loves the community and wants to see it thrive. She hopes to find ways to save money on projects by encouraging volunteers and utilizing her great negotiation skills.



Board Meeting Schedule

The Board of Directors meets every other month and holds the Annual Homeowners meeting each year in October. The meetings will continue to be held via Zoom until library meeting room rentals are available.

Upcoming meetings:

July 28, 2021 @ 6:00pm

September 22, 2021 @ 6:00pm

Annual meeting in October—TBD

Homeowners are encouraged to attend and provide suggestions for the betterment of the community.

Roof Claim Update

The HOA has finally, after two and a half years, reached a settlement with the insurance company regarding the 2018 hail claim. The scope of work approved is for repairs on a number of buildings. After numerous inspections it was determined that the hail damage was much less than originally thought and a full roof replacement was not warranted.

The project is expected to take place this summer. You will receive individual notices if repairs are scheduled for your building.

Building Evaluation

The Board of Directors is working with general contractor WDR to complete an evaluation on the exterior surfaces of all the buildings in the community. The report is expected to be complete in 4-6 weeks.

WDR will be prioritizing the need for wood repairs and painting throughout the community in order to assist the Board with creating a maintenance schedule.

Handyman Maintenance Services in the Community

The Board of Directors has contracted with Custom Contractors to provide general handyman services to the Association. They will be assisting with the following tasks:

1. Refilling pet waste station bags throughout the property.
2. Emptying pet stations as needed in between visits from the landscape company who is primarily responsible for this task.
3. Replacing burnt out light bulbs and damaged globes located on the garages throughout the community.
4. Repairing and replacing gutters and downspouts throughout the community as needed.
5. Restocking paper towels, toilet paper, and soap and emptying the trash in the pool/pool house during the summer months.
6. Completing a thorough maintenance inspection on foot of the property each week in order to report maintenance problems to the management company.



Please contact Association Manager Debra Vickrey at debra@withCPMG.com or at 303-671-6402, ext. 23 if you observe any lights out in the community or if you notice any other minor repairs that are needed so a work order can be sent to the Association's handyman service company.

Summertime Reminders

Be aware of shared walls and keep televisions and radios away from them whenever possible to avoid causing a noise disturbance. **KEEP NOISE DOWN** when outside as many residents enjoy having their windows open during this time of year and sound can carry throughout the community.

SLOW DOWN when driving. The speed limit in the community is 15mph. There are many narrow and winding roads through the community and speeding has become an increasing safety concern with children outside playing.

Please make sure to **SUPERVISE CHILDREN** when they are in the common areas. The Association has had recent reports of kids causing damage to the community by throwing rocks at the buildings. Owners will be responsible for any damages caused by their family members, guests or tenants.

BBQ Restrictions

The Thornton Fire Department is operating under the International Fire Code (IFC). The IFC includes a regulation that prohibits the use and operation of open flame cooking devices on combustible balconies, or within ten feet of combustible construction of a building (2015 IFC Section 308.1.4).

The Association's insurance carrier has made the following recommendation to reduce the risk of loss: Prohibit the use of charcoal barbecue grills and other open-flame cooking devices on patios and within 10 feet of combustible construction.

These restrictions are in accordance with NFPA 1 Uniform Fire Code and reduce the risk of building fires from outdoor cooking.

The Board of Directors and CPMG appreciate your assistance keeping the community safe.

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.



Report Sprinkler Issues Immediately!

Help save water and money by reporting any sprinkler issues to CPMG at 303-671-6402 ext. 18. If you notice any flooded areas or sprinklers stuck on, timely reporting is crucial.

Trash and Recycling Reminders

Waste Connection empties the trash dumpsters on Mondays and Fridays. All trash should be securely bagged and placed inside the dumpster for pick-up. Residents are not permitted to leave trash or any large items outside of the dumpsters. If you have a large item you need removed, please contact Waste Connection directly at 303-288-2100 to coordinate prior to placing the unwanted item outside.

The recycling dumpsters with the yellow lids are emptied on Tuesdays and Fridays. As a reminder, all boxes need to be broken down before placing them in the recycling dumpsters and plastic bags or grocery bags **may not** be placed in the 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 |

Pet Waste Disposal

Residents are required to pick up and dispose of all pet waste immediately. There are several pet waste stations installed throughout the community for your convenience.

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

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:
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
- Kris Bohling
Director
- Leslie Hilton
Director



Riverdale Park Townhomes
c/o Colorado Property Management Group
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Aurora, CO 80014