



# The Colorado Property Management Group Inc.

ACCREDITED ASSOCIATION MANAGEMENT COMPANY®

2620 S. Parker Road, Suite 105 • Aurora, CO 80014 • Phone: 303-671-6402 FAX: 303-671-6430 • www.WithCPMG.com

## SECOND TIMBERS CONDOMINIUM ASSOCIATION COMMUNITY REMINDERS SUMMER 2019

### MARK YOUR CALENDARS: A LARGE DUMPSTER IS SCHEDULED SEPT. 26-28

Plan ahead: a large dumpster will be available Sept. 26-28, 2019, for your unwanted items with certain exceptions including electronic equipment, tires, hazardous waste, refrigeration and air conditioning equipment and paint cans. The dumpster will be located on the east side of the community.

For safety, please do not allow children near this dumpster or to try and place items in the dumpster if they are not tall enough to do so easily.

### MAJOR TREE MAINTENANCE SCHEDULED

The Association's Board of Directors has awarded ArborScape a contract to provide major tree maintenance consisting of trimming, dead branch removal and the removal of any trees that are deteriorating and/or are a potential safety hazard to persons and property.

Weather permitting, this work is scheduled Aug. 19-23<sup>rd</sup> for the first stage, Aug. 29-30<sup>th</sup> for the second stage and Sept. 3<sup>rd</sup> for completion.

Please stay clear of the work sites during this project and do not interfere with the crews. Some parking areas may be cordoned off during the work. If you have any comments or concerns, contact Association Manager Lynda Reifman at 303-671-6402, ext. 16.

Thank you for your cooperation during this project which will result in rejuvenating and protecting these community assets.



LET'S HEAR YOUR SUGGESTIONS FOR COMMUNITY EVENTS

The Board of Directors is asking for your suggestions and participation in planning community events for all residents.

How about a yard sale in a section of the parking lot??? Each resident would have a space to set up a table and offer items for sale and be responsible for setting up, conducting business and cleaning up at the end of the sale.

Other events throughout the year could include a community barbecue, Halloween decoration contest, and/or an ice cream party.

Please take a moment to offer your suggestions and if you would be willing to assist in an event. Reply to Association Manager Lynda Reifman at [cpmgassist@withcpmg.com](mailto:cpmgassist@withcpmg.com) or call 303-671-6402, ext. 16.

AVOID A VIOLATION NOTICE: FOLLOW THE RULES

The Association's rules are posted on the Second Timbers resource website at [www.withcpmg.com](http://www.withcpmg.com) and follow the link to *SECOND TIMBERS*.

The CPMG team conducts routine community inspections. Notices of non-compliance are sent to owners and renters in accordance with the Association's covenant compliance policy adopted by the Board of Directors.

Landlords are responsible for their tenants' and their tenants' visitors' compliance with the rules.

Most frequently cited violations include window and door coverings and screens in disrepair, items stored on balconies that are not permitted, barbecue grills that do not meet Aurora Fire Department's code, satellite dishes installed without prior Association approval, security doors that are not white and window air conditioning units.

Non-compliance issues must be reported in writing to the Second Timbers Board in care of CPMG. Anonymous reports are not accepted.

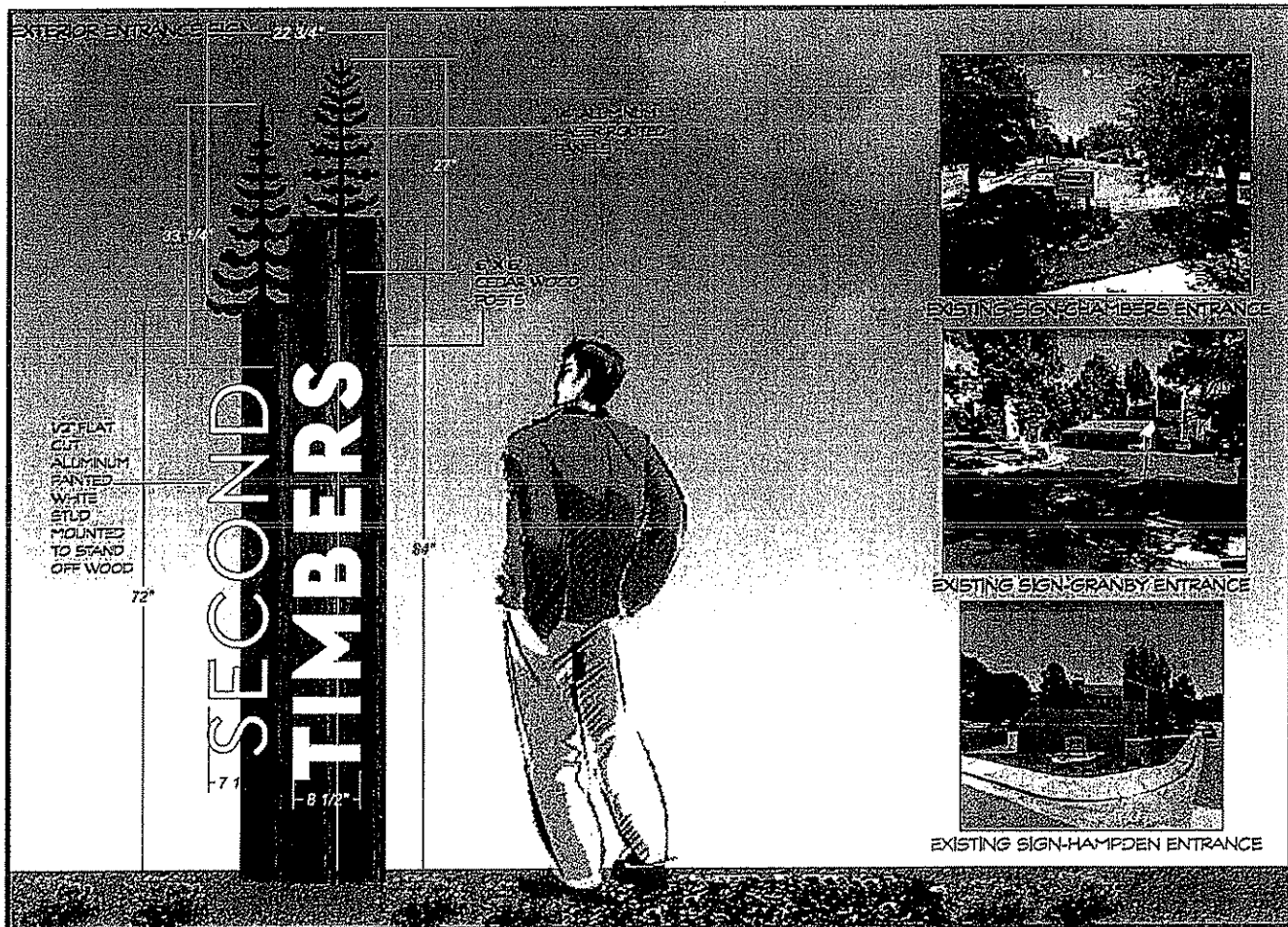
SECOND TIMBERS RECEIVES 2019 CITY GRANT  
FOR NEW ENTRANCE SIGNS

Through the City of Aurora's 2019 Beautification Grant program, Second Timbers' application to replace the three dated and deteriorating community entrance signs has been approved.

Installation of the signs is scheduled later this month or early September. Following installation, the Board of Directors plans to have the planted areas where the signs are located cleaned up to complement the signs.

This improvement is coupled with the tree maintenance project and other exterior maintenance work including replacing and/or repairing wood retaining walls throughout the community.

The Board has also engaged a new grounds maintenance contractor, LandTech Contractors for the remainder of the 2019 season. The former contractor was unable to complete the season and as a result, the grounds have not been well maintained. LandTech has stepped in and is working to restore and maintain the Association's common areas.



## SOUNDS TRAVEL THROUGHOUT THE BUILDINGS

Please remember to walk quietly up and down the stairs of your building in consideration of your neighbors. With summer in full swing, you and your neighbors are opening windows, so please maintain moderate television and music sound levels. *Thank you!*

## PREVENT ACCIDENTS: SUPERVISE YOUR CHILDREN

For the safety of your children, please be sure you or an adult accompanies them when they are outside in the community's common areas. Children should not play in the parking areas.

## BE KIND TO GARBAGE DISPOSALS: HELP PREVENT BACKUPS

The following suggestions may help prevent backups:

- \*turn on the cold water and THEN turn on the disposal;
- \*continue running cold water for several seconds
- AFTER grinding is completed to flush the drain line;
- \*grind hard materials such as ice to create a scouring action inside the grind chamber;
- \*grind citrus fruit peelings to freshen the drain odor;
- \*use a disposal cleaner or degreaser to dispel odors.

### DO NOT USE THE DISPOSAL:

- \*to pour grease or fat down ANY disposal or drain;
- \*don't use hot water when grinding food waste;
- \*don't fill disposal with a lot of food waste all at once;
- \*don't grind egg shells, corn husks, artichokes or other fibrous food stuff;
- \*don't turn disposal off until grinding is completed and only the sound of water and the motor is audible.

## LARGE ITEM DISPOSAL & GROCERY CARTS

For large item pickups, you can contact the Association's service provider, Alpine Waste, at 303-744-9881 or Association Manager Lynda Reifman at 303-671-6402, ext. 16.

Please be a considerate resident and tie bags and place inside the dumpster. Also, do not place large items in the dumpsters. Extra pickups cost you money.

If you bring a grocery cart back to the community, return it to the store on your next trip. Do not leave carts in the common areas. The Association must pay a contractor to remove carts.

## RESPONSIBLE PET OWNERS MAKE GREAT NEIGHBORS

### DOGS:

- \*must be kept on leashes when outside your condominium
- \*"poop" must be picked up and put in a trash container
- \*excessive barking and other animal complaints can be reported to Aurora Animal Care at 303-326-8288 and/or in writing to CPMG.
- \*dog waste stations with bags are located in the common areas. Report empty stations to 303-671-6402, ext. 16.

### CATS:

- \*veterinarians suggest that cats that are not allowed outside will be healthier and live longer.

### \*SQUIRRELS:

- \*feeding squirrels is not a wise option as the squirrels make themselves "at home" and begin to build nests and breed in attics and under porches and balconies
- \*squirrels get inside attics and can cause damage to wiring and siding
- \*squirrels are not "cute" pets, but can carry and transmit harmful diseases.

### LIGHTS OUT?

Report community lights out to 303-671-6402, ext. 16.  
Please leave a specific location of the light or lights  
that are out.

### CIGARETTE BUTTS & LITTER CREATE A MESS

Please take an extra minute to properly dispose of cigarette  
butts and other litter in appropriate containers instead of  
tossing on the Association's grounds. Your Board of Directors  
and CPMG appreciate your efforts to maintain a clean and  
friendly community.

### LANDLORD REMINDERS

As a reminder, owners who rent their condominiums are  
responsible for their tenants' receiving and complying  
with the Second Timbers Association's rules available on the  
resource website: [www.withcpmg.com](http://www.withcpmg.com) and follow the link to *SECOND  
TIMBERS*.

Please notify CPMG when your renters' contact information has  
changed. In emergencies, it is crucial that your current renter  
information is on file at CPMG.

### CPMG CONTACT INFORMATION

SECOND TIMBERS ASSOCIATION MANAGER:

Lynda Reifman, 303-671-6402, ext. 16

email: [cpmgassist@withcpmg.com](mailto:cpmgassist@withcpmg.com)

CPMG OFFICE:

2620 S. Parker Road, No. 105, Aurora, CO 80014

CPMG HOURS:

Mondays-Fridays

9:00 a.m. to 6:00 p.m. Closed noon to 1:00 p.m.

EMERGENCIES, AFTER HOURS & HOLIDAYS:

303-671-6402, ext. 7

CPMG Finance Department:

303-671-6402, ext. 22

SECOND TIMBERS RESOURCE WEBSITE:

[www.withcpmg.com](http://www.withcpmg.com) & follow link to SECOND TIMBERS

# *Summer 2019 Newsletter*

Second Timbers Condominium Association  
C/o Colorado Property Management Group  
2620 S. Parker Rd. Suite 105  
Aurora, CO 80014

