

SPINNAKER RUN

SUMMER 2020

Newsletter



Landscape update

As you know, the Board hired Metco Landscaping at the end of last year to take over landscape services. Now that the community has an all new irrigation system, the landscapers are hard at work on beautifying the grounds. Grass seed has been put down to cover the bare areas where the grass did not survive. Plants that died are being replaced. The flower beds are being renovated as well. The Board will be meeting with the landscapers at the end of May to inspect the progress and address any areas that need extra attention. We thank you all for your patience during this process.

COVID-19

This is an unprecedented time for the country and the world. Please make sure you are following the CDC guidelines and doing everything possible to keep yourself and your neighbors safe. With more and more people at home during the day please be respectful to your neighbors... This means keep the noise to a minimum, pick up after your pets, don't leave trash outside your door or on your balcony and be a good neighbor. At this time it is unknown if the pool and tennis court will be open this summer or not. The Board and CPMG will keep you informed as we get closer to that time.

Summer Safety

Warmer weather means that kids will be outside playing. Spinnaker Run is very concerned with the safety of the children in the community. For safety reasons, no loitering or recreation is permitted on black top areas or in dumpsters. Children are not permitted to play on black top areas (this means the parking lots). Children are not permitted to ride bikes or scooters on black top areas or sidewalks and must always be supervised by an adult when outside of the unit. **NO SKATEBOARDING** of any kind is allowed on any part of the HOA property including the asphalt, sidewalks or steps.



Pool rules:

Only members of the Spinnaker Run Condominium Association and their authorized guests are permitted to use the pool. **Maximum of six guests per unit on weekends!** Members must accompany their guests at all times while in the pool area and are responsible for the safety and actions of their guests. The pool gate is to be locked at all times. This is for the children's protection, to keep pets out, and to prevent unauthorized individuals from entering the pool area. **Do not use your code to open the gate for someone else! Do not give out your code.**

- Glass containers are not allowed in the pool area.
- Alcohol is not allowed in the pool area.
- No smoking in pool area.
- No kick boards, large inflatable rafts or toys, inner tubes or mattresses are allowed in the pool.
- Jumping or climbing over the fence is prohibited.
- No one under the age of 16 is permitted to be in the pool without an adult 18 or older.
- Grilling, food and coolers are not permitted inside of the pool area.
- Residents may have six guests accompany them to the pool.
- Do not throw furniture into the pool.
- Diapers are not allowed in the pool.

Tennis Court Rules:

- Playing times are on a first-come, first serve basis.
- Residents will be permitted to play for as long as they wish if no other residents are waiting for court time. If other residents are waiting for court time, those residents playing on the courts are entitled to a maximum of one hour of court time.
- A resident must accompany any non-resident playing on the tennis court as a guest.
- Courts are for playing tennis only. Basketball, soccer, skateboards, bicycles, tricycles, in-line skates, remote control cars, etc. are strictly prohibited.
- Tennis shoes are the only footwear permitted on the courts.
- No pets are allowed on tennis courts.

Fire Safety:

The Aurora Fire Department (303.326.8999) does not allow open flame cooking devices or the large 20 lb. propane tanks to be used on the balcony or patio of the unit. As always, the Aurora Fire Department encourages the residents of Aurora to make an effort to keep themselves and their neighbors safe. Alternative options for BBQ grills include one of the many electric styles on the market, providing adequate safety is exercised regarding the power source.

Please be advised that grilling in the common areas is prohibited.

Open-Flame Cooking Devices: Charcoal grills and other open-flame cooking devices are not permitted on the Spinnaker Run property.

Liquefied-petroleum-gas -fueled cooking devices: LP-gas burners having an LP-gas container with a capacity greater than 2.5 gallons water capacity (1 pound bottle) LP-gas capacity shall not be located on combustible balconies or with 10 feet of combustible construction.

Attention Pet Owners:

- Pet waste must be picked up and disposed of immediately from the common areas of the property. If pet waste is not picked up pet owners will be fined.
- Pets shall not be chained or tethered to any Common Area or left unattended on any patio/balcony.
- The pet owner is responsible for any damage to Association property caused by their pet.
- Residents shall not permit ANY PET to run loose on the Common Areas. All pets including cats are to be on a leash of not more than 10 feet long.
- No more than 2 domestic pets per unit consisting of 1 dog and 1 cat or 2 cats.
- Pets are not permitted in the pool area. It is an immediate \$200.00 fine for the first violation.

Housekeeping Items

Please make sure to keep dryer vents clear of lint as a buildup of lint can create a fire hazard. Washing machines and dryers can be very loud. Please be respectful of your neighbors and do your laundry earlier rather than later. DO NOT leave driers and dishwashers running when you are not home. Do not put wood spoons, knives items in dishwashers as they can cause a fire.

Water: dishwashers can leak and also washing machines. Turn water off when not in use on washing machines.

Keep your music down, TV's /radios and voices. Warm weather is coming and windows are open. Aurora has a 24 hour noise ordinance per APD so this goes for all hours day and night.

If you need to shut off the water to your unit, you **MUST** give all effected units at least 24 hours' notice by placing a notice on each door and schedule a time for Aurora Water to shut off the water. Aurora Water's number is 303.326.8645.

With so many people at home now during the day we have been experiencing many sewer and drain backups. Please make sure you are not flushing anything down the toilet except toilet paper, not even so called flushable wipes. Also, make sure you are

not putting anything down the garbage disposal that shouldn't be in there.

There are also more cars than ever being parked in the parking lots. If you have a carport, please use it so there are as many parking spots as possible for all residents who need them.

Balconies are **not** to be used for storage. The only items allowed on the patios are working patio furniture.

*****If you are installing hard wood, tile or laminate floors (anything except carpet) in your unit you MUST follow the Aurora Municipal Code, which includes the appropriate sound proofing. If this is not followed you may be required to have the flooring re-installed the correct way at your cost.*****

Association Resource Website: Go to www.withcpmg.com. Click on the link to Spinnaker Run and you will find all the Association's documents. For your reference on the CPMG main website, there are forms for complaints, architectural requests and you can also make your monthly association dues payment online.

Meet the CPMG Team

Assoc. Manager: Mark Dougal 303-671-6402, Ext.25

Main Number: 303-671-6402

FAX: 303-671-6430

Finance Department: 303-671-6402, Ext. 22

CPMG President Lynda Reifman: 303-671-6402, Ext. 16

Website: www.withCPMG.com and follow the link to Spinnaker Run

CPMG is located at: 2620 S. Parker Road, Suite 105, Aurora, CO 80014

Office hours are 9:00a.m. to 6:00p.m. M-F, Closed from noon-1:00p.m.

Emergency Numbers

DIAL 911: for fires, medical emergencies or criminal activity in progress

Aurora Police-Non-Emergency 303-627-3100: to report noise disturbances, suspicious activities, etc.

Aurora Fire Department-Non-Emergency: 303.326.8999

Property Emergencies: roof leaks, main line plumbing issues, fires, etc. Call CPMG at 303-671-6402 and follow the system prompts to be directed to the emergency on-call service. Office hours are Mon.-Fri. 9am-6pm. Closed from noon to 1:00 pm.

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