



# 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

## AURORA AT CROSS CREEK COMMUNITY NEWSLETTER WINTER 2014

### CONTRACTOR ALERT!

Aurora At Cross Creek Association's Board of Directors has directed the firm of Walton Design and Remodeling to survey the condition of the undersides of balconies in the community.

This survey should take approximately three days and will be conducted between mid-February and mid-March 2014, *weather permitting.*

The contractor will use ladders as necessary to inspect and photograph the undersides of the balconies. Next, the contractor will provide the Board with a prioritized list of recommended repairs.

### AURORA AT CROSS CREEK EARNS FHA CERTIFICATION

Effective Dec. 10, 2013, the Aurora At Cross Creek Condominium Association has been approved for FHA loans.

The Association had to meet rigorous requirements in the FHA certification process. One of the most critical requirements is a balanced budget. The Association's 2014 budget, based on a \$5.00 per month increase in the monthly dues, met this requirement.

### CPMG MANAGER RE-ASSIGNMENT

Effective Feb. 17, 2014, your day-to-day Association Manager is Virginia Johnson. She can be reached at CPMG by dialing 303-671-6402, ext. 27, or via email: [virginia@withcpmg.com](mailto:virginia@withcpmg.com). Please write "AURORA AT CROSS CREEK" in your email subject line.

### HELP PREVENT VEHICLE BREAK-INS

Police departments are reminding vehicle owners to remove personal items from their vehicles and to lock all vehicles upon arrival at your destination. Items such as laptops, pads and other electronic devices left in vehicles can attract thieves.

### SELF-HELP ICE MELT BUCKETS

Self-help ice melt buckets have been placed in several locations throughout the community for residents to use as necessary. When the buckets are low or if the material inside has hardened, please contact Association Manager Virginia Johnson.

### HELP CONSERVE WATER USE

Residing in a common community brings with it many shared responsibilities. Conserving water by repairing "drips" before they turn into "Niagara Falls," making sure toilets are working correctly and running faucets only as needed are suggestions for water conservation.

Water is a major expense and is paid through your Association dues. Remember, conserving water really does pay off in the long run.

### GARBAGE DISPOSALS: GOOD/BAD

**GOOD:** First turn on COLD water, then turn on the disposal. Continue running the cold water for a minute after grinding has stopped to flush drain line. Grinding hard materials such as small bones, fruit pits and even ice creates a scouring action inside the disposal. Grind peelings from citrus fruits to freshen the drain.

**BAD:** Never pour grease or fat down the disposal or any drain. Doing this is a leading cause of sewer backups. Don't use hot water when grinding food waste. Feed food materials gradually into the disposal.

## AURORA FIRE DEPARTMENT BBQ REGULATIONS

For your community's safety, the following regulations for barbecue grills on balconies are enforced by the Association through its management company, CPMG.

In accordance with the 2009 International Fire Code, charcoal burners and other open flame devices shall not be operated on combustible balconies or within 10 feet of combustible construction. The exception is if balconies are protected by an automatic sprinkler system.

Permitted on balconies are LP-gas burners having a one-pound LP-gas container (propane tank). Electric grills are also permitted.

QUESTIONS/COMMENTS: contact the Aurora Fire Department's administrative office at 303-326-8999.

The Association's trash removal contractor, Alpine Waste, will take empty barbecue propane tanks ONLY if the valve is removed from each tank. Empty tanks with valves removed should be placed inside the Association's dumpsters.

## REMINDERS FOR COMMUNITY LIVING

Please remember that storage of any personal property is not allowed under stairwells.

The Association's rule regarding window coverings, including but not limited to, shades, blinds and curtains, as seen from the exterior of the condominium must be white, ivory or cream color.

## NEED TO OPEN THE WATER CLOSET ON YOUR BUILDING?

A lockbox has been installed at each mailbox kiosk with a key to the water closet door for each building. Water shut-off connections for individual condominiums are inside these closets. The lockbox combination is DOG. Please replace the key in the lockbox after using.

## SATELLITE DISH INSTALLATION

Prior to having a satellite dish installed, you are required to complete and submit an Architectural Improvement form. This form is available at [www.withcpmg.com](http://www.withcpmg.com) at the *FORMS* icon or by contacting Association Manager Virginia Johnson at CPMG, 303-671-6402, ext. 27.

Dishes cannot be mounted on the building roofs or siding. Acceptable locations are on the roof trim and on balconies. When removing a dish from the roof, it is the condominium owner's responsibility to fill in with a waterproof sealant all holes made during the installation.

All cable wiring must be strung neatly and kept contained on the buildings.

## AURORA AT CROSS CREEK RESOURCE WEBSITE

CPMG maintains the Aurora At Cross Creek resource website as part of its management services. Included on this website are the Association's governing documents, Board of Directors meeting minutes, financial statement and other information.

This an open access website with no passwords or fees required. The address is [www.withcpmg.com](http://www.withcpmg.com) and follow the link to *AURORA AT CROSS CREEK*.

## RESPONSIBLE DOG OWNERS MAKE GREAT NEIGHBORS

To make dog waste cleanup convenient for dog owners, dog waste stations are located in the community. It has been noted that household garbage has been dumped in the dog waste station containers. These stations are for dog waste only.

Common courtesy as well as local ordinances remind dog owners to pick up after their pets and to keep dogs leashed at all times when outside their homes.

If you see someone not picking up after their dog and you can identify the condominium number of the dog owner, please report this information with the time and date of the incident to Association Manager Virginia Johnson at CPMG, 303-671-6402, ext. 27.

## DUMPSTER COURTESY

WIND is a constant companion in your neighborhood. To avoid trash being scattered by the wind, please make sure to tie and bag all trash and place inside the dumpsters. Boxes should be flattened to conserve space in the dumpsters. Construction trash, even minor remodeling debris, cannot be placed in the dumpster. For large item disposal, contact Association Manager Virginia Johnson at 303-671-6402, ext. 27.

## COLORADO PROPERTY MANAGEMENT GROUP CONTACT INFORMATION

\*ASSOCIATION MANAGER: Virginia Johnson,  
303-671-6402, ext. 27  
\*EMAIL: virginia@withcpmg.com  
(subject line must include association name)  
\*FAX: 303-671-6430  
\*EMERGENCIES: 303-671-6402 and follow the prompts  
\*CPMG OFFICE HOURS: 9:00 a.m.-6:00 p.m. Mondays-Fridays  
Closed noon to 1:00 p.m. for lunch  
\*AURORA AT CROSS CREEK RESOURCE WEB SITE: [www.withcpmg.com](http://www.withcpmg.com)  
Follow link to AURORA AT CROSS CREEK  
\*BOARD OF DIRECTORS MEETING DATES:  
Contact Virginia at 303-671-6402, ext. 27

## FOR YOUR INFORMATION

\*CROSS CREEK POOL/CLUBHOUSE: MSI @ 303-420-4433  
\*CROSS CREEK METROPOLITAN DISTRICT NO. 2 MEETINGS:  
FOURTH WEDNESDAY OF THE FIRST MONTH OF EACH CALENDAR QUARTER  
AT 6:30 P.M. AT CROSS CREEK RECREATION CENTER, 23710 E. 5<sup>TH</sup> AVE.  
\*AURORA POLICE NON-EMERGENCY: 303-739-6000  
\*AURORA FIRE NON-EMERGENCY: 303-627-3130  
\*AURORA ANIMAL CONTROL: 303-326-8280  
\*XCEL ENERGY: 1-800-895-4999

**EMERGENCIES: 911**

## AURORA AT CROSS CREEK BOARD OF DIRECTORS

Dennis Collins  
Charles Venter  
Karen MacDonald  
Heidi White  
Shannon Tougher

THE COLORADO PROPERTY  
MANAGEMENT GROUP, INC.  
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AURORA, COLORADO 80014

# **WINTER 2014**

# **NEWSLETTER**