



# 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](http://www.WithCPMG.com)

## HAMPDEN VILLAS VOICE

WINTER 2020-21

### SNOW REMOVAL/STREET MAINTENANCE

All streets within the Hampden Villas community are the maintenance responsibility of Arapahoe County.

Snow removal priorities are established by the county's Roads Division at Public Works.

Street maintenance, including repairing cracks in the asphalt, is posted on the county's Public Works Pavement Plan. According to a customer service representative, this plan is updated annually and can be reviewed at [Arapahoegov.com](http://Arapahoegov.com). Residents can also request street maintenance services by submitting the on-line form at this website. The telephone contact number is 720-874-7623.

As a reminder, the sidewalks in front of and on the sides of individual homes are the residents' responsibility to clear within 24 hours after the conclusion of each storm event.

The Association's common area sidewalks at the mailbox area, the playground and the exterior Hampden Avenue sidewalk are cleared by the Association's contractor at two inches or more within 24 hours of the conclusion of each snow event. Plowing of the mailbox parking area is also done by the contractor.

Comments regarding the Association's snow management services must be addressed to Association Manager Lynda Reifman at CPMG, 303-671-6402, ext. 16, within 24 hours after a storm.

## PAINT INSPECTION SCHEDULED

In 2021, the Board and CPMG will schedule a community inspection focusing on the condition of the exterior painting on homes.

Homeowners will be notified of any areas that require repainting including the entire house, the body, the trim, or the garage.

If you receive a notice, please contact CPMG at 303-671-6402, ext. 16, to view the approved paint colors. Even if you decide to use the same colors, an Architectural Improvement form must be completed prior to repainting. This form is available at [www.withcpmg.com](http://www.withcpmg.com) at the FORMS icon on the main site.

## PLANNING A VACATION?

If you are leaving your home for an extended period, you may want to notify neighbors, friends and relatives of the dates you will be away and give them your contact information. Also, let your neighbors know who may be at your home in your absence and provide vehicle descriptions. Lock doors and windows and leave some lights on inside and outside. In winter, leave heat set at 60 degrees to avoid frozen pipes and remember to disconnect exterior hoses.

## FRONT & REAR YARD MAINTENANCE REQUIRED

The Association, through the management company, continues to seek yard maintenance covenant compliance. Residents who do not comply with first violation notices will be mailed a second violation with an opportunity for a hearing at which time the Board of Directors can levy a monetary fine in accordance with the Association's Rules and Regulations.

REMINDER: Weeds must be kept under control in all areas of your property including front, back and the rock areas on the street side of your fences, as well as driveways.

## STREETS ARE NOT A SAFE PLACE TO PLAY

There are three common areas in the Association within which to play. In addition, there is a nearby school with play areas. If residents choose to play in the streets and/or cul-de-sacs, adult supervision of children is encouraged.

Also, basketball hoops, soccer nets and similar equipment should be removed from the sidewalks and streets at the end of each day. Play equipment should not block sidewalks or driveways.

## MAILBOX THEFT ON THE RISE

Residents are encouraged to check their mailboxes daily to minimize missing mail due to break-ins.

Mailbox vandalism is increasing in the area by persons searching for medications, monetary gift cards and other cashable forms of money.

Incidents must be reported to the United States Postal Service (USPS). Losses are charted by the Postal Inspection Service to identify problem areas and assist inspectors in tracking suspects.

USPS contact information: 1-877-876-2455  
[www.uspis.gov](http://www.uspis.gov)

Additionally, please report incidents with dates and photographs of mailbox damage to Association Manager Lynda Reifman at CPMG, [cpmgassist@withcpmg.com](mailto:cpmgassist@withcpmg.com).

## TRASH/RECYCLING REMINDER

Trash/recycling containers left at the curb, not placed behind the fence or in the garage at the end of each pickup day are the number one violation cited during community inspections.

You can avoid receiving a violation notice by relocating your containers out of sight of the street by the end of the pickup day.

Also, to ensure that your containers are emptied, please place containers out by 7:00 a.m. For large-item pickups, call GFL at 303-744-9881.

## ELECTRONICS RECYCLING & LARGE ITEM DISPOSAL

Colorado law prohibits waste disposal contractors from picking up electronic equipment, including, but not limited to, television sets, monitors, CPUs, laptops, printers, scanners, fax machines, stereos, digital machines and batteries.



If you have questions about your service schedule, please contact our office at 303-744-9881



# 2021 RECYCLING SCHEDULE

**B**  
week

Please place bins out on the curbside by 7:00AM on your trash service day.

  = Recycling Pickup (B WEEK)      = Holiday

For pickup on or following a holiday, your collection will be delayed by one day.

JANUARY							FEBRUARY							MARCH							APRIL						
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31																											
MAY							JUNE							JULY							AUGUST						
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30	31																										
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26	27	28	29	30			24	25	26	27	28	29	30	28	29	30					26	27	28	29	30	31	

Observed Holidays for 2021	<ul style="list-style-type: none"> <li>• New Year's Day (January 1st)</li> <li>• Memorial Day (May 31st)</li> <li>• Independence Day – no delay</li> </ul>	<ul style="list-style-type: none"> <li>• Labor Day (September 6th)</li> <li>• Thanksgiving Day (November 25th)</li> <li>• Christmas Day – no delay</li> </ul>
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**We can accept the following items in our Altogether Recycling® program:**

- Paper (phonebooks, newspapers, junk mail, etc)
- Cardboard (flattened)
- Aluminum cans (do not crush)
- Glass bottles
- Plastic bottles and tubs #1-7 (no clamshells or cups)
- Rigid plastics (lawn furniture, etc)
- Aseptic cartons (milk, juice, broth, etc)
- Styrofoam™ (Large pieces, no packing peanuts)
- Paper coffee cups (no lids or stir sticks)

**WE DO NOT ACCEPT PLASTIC BAGS**



Please keep your recycling items loose in your bin.

## HOMEOWNER ISSUES/COMPLAINTS PROCEDURE

Homeowner complaints and issues must be submitted in writing, signed and sent to the Association's Board of Directors in care of the Association Manager at CPMG.

Complaints and issues should include details regarding the problem, including, as applicable, times, dates, addresses, and description of vehicles, pets, and persons. If the complaint and/or issue is an emergency, defined as endangering life and/or property, call the police and/or fire department at 911.

## ALL EXTERIOR PROJECTS REQUIRE APPROVAL INCLUDING FRONT & REAR LANDSCAPING & PAINTING

Exterior projects such as landscaping, painting, sheds, decks, roofs, patios, and play structures must be submitted for review and approval to the Architectural Control Committee in care of the management company.

\*Architectural Improvement forms may be obtained by contacting Association Manager Lynda Reifman at 303-671-6402, ext. 16, or from the website: [www.withcpmg.com](http://www.withcpmg.com).

## SAFETY REMINDER: SPEEDING IS DANGEROUS

Courteous driving within the community will help prevent accidents to persons and property. If you observe speeding and other careless driving behavior, try to get a vehicle description with license plate number and contact Arapahoe County Sheriff's Department with the information. The contact number is 720-874-3825.



## COVENANT COMPLIANCE & ENFORCEMENT

Each homeowner received the Hampden Villas' governing documents during the closing process on their home.

These documents are the Articles of Incorporation, Declaration of Covenants and Bylaws. Typically, of the most interest to homeowners who select a home in a covenant community, is the general restriction section of the Declaration (Article 3, pages 5 through 9, of the Hampden Villas Declaration).

As you become familiar with this section, please remember that the streets within Hampden Villas are Arapahoe County streets. Issues with extended parking of non-attached trailers and other problems such as speeding must be addressed to the Arapahoe County Sheriff's Department at 720-874-3825. Obvious inoperable and/or abandoned vehicles should be reported to the sheriff's department. The general information number for Arapahoe County is 720-874-3600.

Achieving compliance with the Association's Rules and Regulations is delegated to the management company at the direction of the Board of Directors. Complaints regarding homeowner non-compliance with the Association's Rules and Regulations must be provided to the management company IN WRITING and signed. A covenant violation form is available online at [www.withCPMG.com](http://www.withCPMG.com) on the home page under "online forms" and click on the covenant violation reporting form.

### PLEASE BE A RESPONSIBLE PET OWNER, ESPECIALLY IN THE PLAYGROUND & COMMON AREAS

Arapahoe County Animal Control ordinances require that pets must be on a leash when outside of the pet's yard. If you walk your pet through the community, it is also the law and common courtesy that excrement be picked up immediately. To report violations, contact Arapahoe County Animal Control at 720-874-6750.

CPMG CONTACT INFORMATION

Association Manager Lynda Reifman can be contacted at 303-671-6402, ext. 16. If you are greeted by voice mail, please be specific as to your request or suggestion and include the name of your Association. Lynda's email is [cpmgassist@withcpmg.com](mailto:cpmgassist@withcpmg.com). Please note *HAMPDEN VILLAS* in the subject line.

Financial information regarding homeowner accounts can be obtained by calling 303-671-6402, ext. 22.

Visit the Hampden Villas resource website at [www.withcpmg.com](http://www.withcpmg.com) and follow the link to *HAMPDEN VILLAS* for the Governing Documents, Board and Annual meeting minutes, financial statement and other important information.

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REMINDER:  
SUSPICIOUS ACTIVITY IN YOUR NEIGHBORHOOD  
SHOULD BE CALLED IN TO 911