



# 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

## HAMPDEN VILLAS VOICE

WINTER 2022

### TRASH/RECYCLE CONTAINERS

PICKUP DAY: WEDNESDAYS

CONTAINERS AT CURB BY 7:00AM

INSIDE GARAGE OR BEHIND FENCE BY SUNSET

GFL's 2022 recycling calendar for Hampden Villas is included in this newsletter.

The number one violation noted during community inspections is trash/recycling containers not taken in the end of the Wednesday pickup day.

Missed pickups and/or other waste management issues should be called into Association Manager Lynda Reifman at CPMG, 303-671-6402, ext. 16. Remember to leave your address and telephone number.

### ELECTRONICS RECYCLING & LARGE ITEM DISPOSAL

Colorado legislation prohibits waste management companies from picking up electronic equipment such as television sets, monitors, CPUs, laptops, printers, scanners, fax machines, stereos, digital machines and batteries.

For large item disposal, contact GFL at 303-744-9881.

### APPROVED PAINT COLOR BOOK

AVAILABLE AT CPMG

Thinking of re-painting????????? The approved Hampden Villas color book is available at CPMG during regular office hours, 9:00 a.m. to 6:00 p.m. Mondays through Fridays (closed noon to 1:00 p.m.) Appointments are not necessary.

## 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 Road Division.

Street maintenance timelines, including repairing cracks in the asphalt, are posted on the county's Public Works Pavement Plan. According to a county customer service representative, this plan is updated annually and can be reviewed at [Arapahoegov.com](http://Arapahoegov.com).

Residents can 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.

## PREVENT MAILBOX THEFT

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

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).

## PAINT INSPECTION SCHEDULED

In 2022, 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.

## 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.

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



# 2022 Recycling Schedule

**B**  
Week

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

Recycling Pickup (B WEEK)

Holiday - one day delay

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

January							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
1						1	2
2	3	4	5	6	7	8	9
3	10	11	12	13	14	15	16
4	17	18	19	20	21	22	23
5	24	25	26	27	28	29	30
6	31						

February							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
6		1	2	3	4	5	6
7	7	8	9	10	11	12	13
8	14	15	16	17	18	19	20
9	21	22	23	24	25	26	27
10	28						

March							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
10		1	2	3	4	5	6
11	7	8	9	10	11	12	13
12	14	15	16	17	18	19	20
13	21	22	23	24	25	26	27
14	28	29	30	31			

April							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
14					1	2	3
15	4	5	6	7	8	9	10
16	11	12	13	14	15	16	17
17	18	19	20	21	22	23	24
18	25	26	27	28	29	30	

May							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
18							1
19	2	3	4	5	6	7	8
20	9	10	11	12	13	14	15
21	16	17	18	19	20	21	22
22	23	24	25	26	27	28	29
23	30	31					

June							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
23			1	2	3	4	5
24	6	7	8	9	10	11	12
25	13	14	15	16	17	18	19
26	20	21	22	23	24	25	26
27	27	28	29	30			

July							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
27					1	2	3
28	4	5	6	7	8	9	10
29	11	12	13	14	15	16	17
30	18	19	20	21	22	23	24
31	25	26	27	28	29	30	31

August							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
32	1	2	3	4	5	6	7
33	8	9	10	11	12	13	14
34	15	16	17	18	19	20	21
35	22	23	24	25	26	27	28
36	29	30	31				

September							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
36				1	2	3	4
37	5	6	7	8	9	10	11
38	12	13	14	15	16	17	18
39	19	20	21	22	23	24	25
40	26	27	28	29	30		

October							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
40						1	2
41	3	4	5	6	7	8	9
42	10	11	12	13	14	15	16
43	17	18	19	20	21	22	23
44	24	25	26	27	28	29	30
45	31						

November							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
45		1	2	3	4	5	6
46	7	8	9	10	11	12	13
47	14	15	16	17	18	19	20
48	21	22	23	24	25	26	27
49	28	29	30				

December							
Wk	Mo	Tu	We	Th	Fr	Sa	Su
49				1	2	3	4
50	5	6	7	8	9	10	11
51	12	13	14	15	16	17	18
52	19	20	21	22	23	24	25
53	26	27	28	29	30	31	

Observed Holidays for 2022	* New Year's Day (January 1st) - No delay	* Labor Day (September 5th) - 1 day delay
	* Memorial Day (May 30th) - 1 day delay	* Thanksgiving Day (November 24th) - 1 day delay
	* Independence Day (July 4th) - 1 day delay	* Christmas Day - No delay

We can accept the following items in our Altogether Recycling program:

- \* Paper (phonebooks, newspaper, 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.

CPMG CONTACT INFORMATION

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

Office hours are 9:00 a.m. to 6:00 p.m. Mondays  
through Fridays (closed noon to 1:00 p.m.)

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 and your telephone number.  
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, and additional information.

\*\*\*\*\*

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