



The Colorado Property Management Group Inc.

ACCREDITED ASSOCIATION MANAGEMENT COMPANY®

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NEWPORT PLACE NEWS

SPRING 2020

BARBECUE GRILL RULES

Charcoal grills are not allowed nor are propane grills with 20-pound containers. Electric grills or grills with one-pound propane containers are permitted by Denver Fire Department. Please keep all grills in a clean and sanitary manner and cover when not in use. Violations and monetary fines will be assessed to owners and renters who do not comply with the fire department regulations.

FIRE LANES

As a reminder the driveway ALL around the complex is a FIRE LANE and no parking is permitted at any time for any duration. Emergency vehicles must be able to drive into and through the community. Vehicles in the fire lane will be towed *without* notice at the vehicle owner's expense.

PARKING SPACES

Numbered parking spaces are assigned to each condominium. If a space is vacant, this does not allow you to park in that space. Please respect your neighbor's right to park in their assigned space.

COMMON COURTESY REMINDERS

- *Walls between the condominiums are *not* soundproof. Please re-think the placement of sound-related systems in your home and place the equipment away from neighboring walls.
- *Pick up after your pet and dispose of the excrement in an appropriate container or the dog waste station
- *Control your dog's behavior including barking and keep your dog on its leash.
- *Turn your vehicle's music off when driving in or out of the community,
- *Maintain neat and clean decks and patios to create a pleasing appearance for everyone.
- *Picking up bits of trash in the community is always appreciated.
- *Keeping screens and screen doors in good repair.
- *Children playing in the courtyard must always be supervised by an adult for their safety as well as ensuring that no damage is done to the buildings or yard.

WHEN & HOW TO CONTACT CPMG

Contact Association Manager Lynda Reifman at CPMG for exterior maintenance problems including a sprinkler line leak or malfunctioning sprinkler head, broken pickets along the common fence line, water intrusion from an exterior source, exterior lights that are out, or to report discourtesies by other residents.

Non-resident owners are responsible for their renters' and renters' guests compliance with the Association's rules.

Lynda may be contacted at 303-671-6402, ext . 16 or cpmgassist@withcpmg.com. Please leave clear, detailed messages for the most efficient responses.

The Association's resource website, www.withcpmg.com and follow the link to Newport Place, provides the rules, governing documents, financial statement and minutes of the Board of Directors meetings.