

Pier Point Village 2 Newsletter

**April
2021**

Adoption of New Governance Policies

On March 24, 2021, the Pier Point 2 Board of Directors adopted the following responsible governance policies:

- Collection Policy
- Conflict of Interest
- Meeting Policy
- Covenant Enforcement
- Records Inspection
- Adoption of Rules
- Personal Information Policy
- Dispute Resolution
- Reserve Policy



These policies help to ensure that the community is governed consistently, properly and fairly for all owners. They also provide the Board and management company with guidance and understanding of their responsibilities.

A hard copy of the governance policies were mailed to all owners and can also be reviewed online at www.withCPMG.com/pier_point_village_2.

If you have any questions regarding these policies, please contact Association Manager Debra Vickrey at debra@withCPMG.com or at 303-671-6402, ext. 23.

Board Meeting Schedule

The Board of Directors meets every other month on the 4th Wednesday at 11:00am at CPMG's office located at 2620 S. Parker Road #105, Aurora, CO 80014. Homeowner attendance and suggestions for the betterment of the community are encouraged! The next meeting will be held on May 25, 2021.

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Pier Point 2 Website

Please visit www.withcpmg.com and follow the link to Pier Point Village 2.

Available information includes: Governing Documents, Financials, Board / Annual Meeting Minutes, Insurance, and Responsible Governance Policies.

You can make a payment using your checking account, update your contact information, submit an Architectural Change Request, report covenant violations or request work orders.

Looking Back on the March Snowstorm

Snow removal companies throughout Colorado were completely overwhelmed by the massive amount of snow that dumped around the state during the mid-March snowstorm. As a result, it took much longer than usual for the Association to get all of the snow cleared from the community. Thank you to all the residents for your patience during that time.



The Board would like to thank Bud Titcombe for all his hard work and the many hours he put in assisting the community during the extraordinary snowstorm. Residents who were able to pitch in and assist moving snow out of the driveway areas were very much appreciated as well.

Be a Good Neighbor

As the weather gets nicer, so does the desire to enjoy the outdoors. Please remember there are several small children in the community. Please slow down and exercise caution when driving through the neighborhood.

Additionally, please remember that residents are not permitted to park in the visitor parking spaces as they are limited and reserved for guests only.

Increase safety in the neighborhood by keeping your garage doors closed when not in use, remove valuables from your car and keep them locked as these precautions will help prevent crime in the community.

Remember, all pets must be kept on a hand held leash and waste must be immediately picked up and disposed of properly.



Trash Reminders

Residents are required to bag and place all trash in a sealed trash container in order to avoid attracting unwanted pests in the community. Trash is only permitted to be placed outside the evening before trash pick-up and all containers must be properly stored once emptied.

As a reminder, owners are responsible to make arrangements and pay any fees associated with the removal of large or hazardous items. Residents may contact Waste Connections at 303-288-2100 in order to coordinate a special pick up.

Board Member Position Available

There is currently one vacant position on the Board of Directors. If you are interested in learning more or volunteering for this position, please contact Association Manager Debra Vickrey at Debra@withCPMG.com or plan to attend the next meeting.

Covenant and Rule Enforcement Policy and Reminders

Covenant and Rule enforcement protects the value of the properties within the neighborhood and ensures that every owner has the opportunity for peaceful enjoyment of their home and community.

CPMG inspects the community twice a month for covenant violations per the management contract. Common infractions include personal items stored in the common area, improper storage on or around patios/deck that encourage unwanted pests, use of large propane tanks, trash not properly secured in containers, residents parking in areas designated for visitors only and failure to pick up after pets.

Owners who observe a violation of the Association's Rules and Regulations are encouraged to submit a complaint in writing to the management company that identifies the individual or unit in violation, the nature of the violation and when the violation was observed along with any other pertinent information.

If a violation is found to exist, a warning letter is sent to the owner of the property providing 7 days for the violation to be corrected. Owners who are unable to comply within that time frame must immediately contact the Association with their plans to resolve the issue in order to avoid escalation of the enforcement process.

When an owner does not come into compliance within the time frame provided, a Notice of Fine letter will be sent that provides them an opportunity to request a hearing in writing within 10 days of the date on the letter. The hearing process is outlined in detail in the Association's Policy for Covenant and Rule Enforcement and can be reviewed online at www.withCPMG.com/Pier_Point_2.

The owner will receive a Notice of Decision letter following their hearing or after the 10 day timeframe expires if the owner does not request a hearing in writing.

First violations will be subject to a \$100.00 fine and second or subsequent violations will be subject to \$200.00 fines. If an owner is determined as having a continuous violation, they may be subject to a daily fine of up to \$25.00. The Board of Directors may also exercise other penalties as permitted in the Association's Declarations, such as the suspension of voting rights.

If you have any questions regarding the Association's Rules and Regulations or the enforcement procedure, please contact Association Manager Debra Vickrey at debra@withCPMG.com or at 303-671-6402, ext. 23.



Colorado Property Management Group

2620 S. Parker Rd. Suite 105
Aurora, CO 80014
Phone: 303-671-6402
Fax: 303-671-6430
www.withcpmg.com

Community Manager:
Debra Vickrey, Ext. 23
Email: debra@withCPMG.com

Finance Department:
Syrena Morphew, Ext. 22
Email: syrena@withCPMG.com

For After-Hour Emergencies

303-671-6402

"Follow the prompts"

EMERGENCY: an emergency is defined as a situation endangering the health, safety and welfare of persons or property

Pier Point Village 2
c/o Colorado Property Management Group
2620 S. Parker Rd. Suite 105
Aurora, CO 80014

Important Telephone Numbers

Fire & Medical

- Aurora Fire Rescue
303-326-8999
- Poison Control Center
800-222-1222

Police

- Aurora Police (non-emergency)
303-627-3100—dispatch
303-739-6000—general info

Car Towing

- Maxx Towing 303-295-6353

Animal Complaints

- Arapahoe County Animal Control
720-874-6750
- Aurora Animal Services
303-326.8288

Power Issues

- Xcel- Electric Emergency and Power Outage 1-800-895-1999
- Xcel- Gas Emergency and Gas Odor 1-800-895-2999

Meet Your Board of Directors

- Karen Reich
President
- Mary Sebastian
Secretary
- Cindy Haynes
Director
- Zuleika Duhaney
Director

