

Spinnaker Run I Winter Newsletter 2022-2023



MESSAGE FROM THE PRESIDENT

Thank you for all coming to the October Annual Meeting to help try to meet quorum. Unfortunately, quorum was not achieved. We did have a successful discussion about the community and the owners' needs, wants and concerns for the future with those that were able to attend. The Board will be discussing options with their attorney to try to reduce quorum requirements for the future. The HOA will keep all of the owners informed on the progress. Remember our Board meets the third Thursday of the month at 6:00 PM with the exception of December and we are looking forward to your attendance.

Thank you for all your efforts,
The Spinnaker Run Board of Directors.

SIGN UP FOR EMAIL BLASTS

Please make sure CPMG has your phone number and email address on file at their office. When there are important things happening in your building or around the property including leaks, water shut offs, security issues, Board meetings, etc., CPMG sends out email blasts to inform residents that have signed up to receive notifications. Your contact information is also very important if your unit is involved in a leak or any other maintenance issue that you would need to be involved. If your unit is a rental, please make sure we have the contact information for your tenants as well. Please email Korey Bueng at korey@withcpmg.com and make sure we have your correct contact information on file for your unit.

IMPORTANT SNOW REMOVAL REMINDER

There are designated parking lot areas located throughout the property specifically for snow storage. **If you park in these areas and snow is predicted, the vehicle will be towed at the owner's expense.**

Residents, please alert your guests when applicable. The Association is not responsible for damages to vehicles that need to be moved for snow storage. Keesen is the snow removal company this winter and will shovel sidewalks when 2 inches or more of accumulation and plow the parking lots when there are 4 inches or more of accumulation.

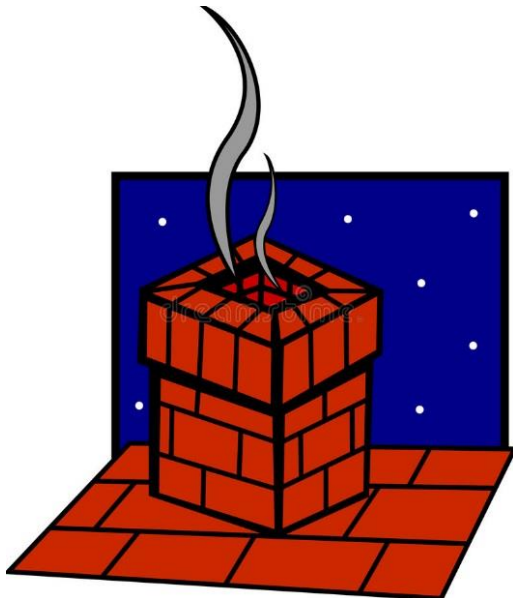
They have 12 hours AFTER the snow stops falling to service your community. Please be patient and careful, and please do not call the CPMG emergency line for snow on your stairs.



Sidewalks: Please notify the management company if your sidewalk is not cleared of snow within 12 hours after the snow is done falling. The Association recommends winter footwear when outside of your unit.

Ice melt: Keesen will be providing ice melt buckets for everyone's safety. These will be placed at the entryway of each building for the residents' use. Please make sure to spread out the ice melt when applying it to the sidewalks in order to maximize its usefulness. Please use the ice melt sparingly and clean up the area after use. Ice melt cannot be left in a pile or it will deteriorate the sidewalk. Be proactive and mindful of the weather forecast at all times. If your bucket is missing or low on ice melt, please call Association Manager Korey Bueng at 303-671-6402, Ext. 29.

WINTER FREEZE PREVENTION AND ENERGY-SAVING TIPS



Chimney Maintenance: It is a good time of year to clean your chimney and make sure it does not have soot or build-up that can start a fire. If you cause a fire, you will be responsible to pay the association's insurance deductible up to \$25,000. It is the homeowner's responsibility to keep their chimneys clean and to schedule regular maintenance.

Midtown Chimney Sweeps: (720) 619-4891

Red Rover Chimney Repair: (303) 276-6937

Weather Strip Windows and Doors: Exterior doors and windows need effective insulation to keep your home efficiently warm in the winter and cool in the summer. There are a variety of weather stripping options to choose from, and some of them (for doors) can be used together in order to get the best coverage. When choosing weather stripping, be sure that it is appropriate for its location. It

must be able to withstand the wear and tear from friction (when opening and closing windows and doors), and fluctuations in temperature and weather.

Winter Freeze Prevention and Energy Saving Tips:

- **Heating:** Keep your thermostat set to at least 55 degrees and up to about 68 degrees for maximum efficiency and to prevent frozen pipes.

- **Caulking:** Look for cracks, gaps, and holes around doors, window frames, walls, and vents. Also look for gaps around exterior and interior wall penetrations, such as plumbing under sinks, cable television, telephone lines, etc. If gaps or cracks are found, fill the gaps/cracks with latex caulking.

- **Switch & Outlet Gaskets:** To seal air leaks that enter through electrical outlets and wall switches, use outlet and switch plate gaskets, particularly on outside walls. They are the same shape as the plastic outlet or switch plate cover, but are made of closed-cell foam that is white, flexible, and thin. Remove your switch plate or outlet from the wall.

- **Light Bulbs:** Replace traditional incandescent light bulbs with good quality compact fluorescent bulbs or new LED lights. They last for years and use much less energy (they do cost a little more but you will save over the long run).

- **Furnace Filter:** Change furnace filters every 30 days for energy efficiency.

- **Water Heater:** Lower the temperature of your hot water heater from 140* to 120*-125*. This saves a considerable amount of energy and also reduces the risk of hot water scalding. As an added bonus, lowering your hot water temperature can also extend the life of your hot water heater. Please make sure to have your hot water heater checked. Recently several residents have had issues with their hot water heaters failing. If you have an old hot water heater it may be time to replace it before it leaks and causes damage to other units leaving you with a large expense that could have been avoided.

- **Water Use and Leaks:** Do not let water run when shaving or brushing your teeth. Fix leaks immediately, especially hot water leaks that also waste hot water energy.

- **Washers and Dryers:** Please do not leave washers and dryers running when you are not at home. This can lead to water and fire damage.

Energy Assistance: The City of Aurora provides assistance for low income families to heat their homes as well as repair furnaces and replace windows. To apply for assistance, you can contact the Arapahoe County LEAP office at 866-432-8435 or visit the office located at 14980 E. Alameda Dr., Suite 007 or call Weatherization Assistance at 303- 636-1982.



HOA General Information for Residents

Please report emergencies regarding property damage to CPMG as soon as you can. If emergencies are not reported right away, the risk of causing much more damage to your property and others increases significantly and may not be covered by your insurance or the HOA. Call your insurance company if your unit causes a water leak (i.e. water heater, tub, sinks, washer, etc.) Unless it is a main line, the HOA is not responsible. Parties involved need to address these issues between each other and their insurance companies.



If you see running water inside or outside, or hear running water in your building or experience low water pressure, please call CPMG immediately. There is one water shutoff in each building on the first floor. If you turn this off, it will shut down the water for the entire building. Please call Aurora Water (303-326-8645) if repairs requiring the water to be shut off are necessary. It is the homeowner's responsibility to notify all of the tenants in the building at least 24 hours in advance.

If replacing flooring or carpets, it is required to have soundproofing installed. This is in the Rules and Regulations, as it is a city of Aurora code.

Residents are required to keep their entryways clean and free of dryer lint.

Do NOT dump large items in or around the dumpsters. This costs the HOA thousands of dollars every year. If caught, the hauling fee will be charged back to the owner. If you need to dispose of large items such as furniture or appliances, you must arrange for a large item pick up through the trash company. Call GFL at 303.744.9881.

The Board highly recommends installing "Dusk to Dawn" LED light bulbs to your patio light fixtures. These lights cost around \$10 and are motion activated. This will greatly help light up the walkways at night and help prevent crime.

The HOA has signed a No Trespassing agreement with the Aurora Police Department (303-627-3100.) If you see anyone loitering that should not be there, please call the police and report that there is a trespassing issue and they will send someone out.

Please help the Association to keep our community clean and make sure to dispose of trash properly. If you are a smoker, please make sure that you dispose of your cigarette butts properly. Do not leave burning cigarette butts unattended. Disposing of cigarette butts in the rock beds, sidewalks and entryways is a fire hazard. Smoking is not permitted in the entryways. The deductible for fire damage is \$25,000 and the homeowner will be responsible for it.

Please pick up after yourselves and guests and take all of your mail home. Leaving mail on the ground at the mailboxes is violation of the Association's rules.

Satellite dishes are not allowed to be attached to the buildings, or to extend beyond the roof line or outside of your patio/balcony area. When installing a satellite dish on your patio or balcony, please use C brackets or hose clamps that do not penetrate the wood.

Charcoal grills are not allowed within Spinnaker Run so as to remain in compliance with the 2021 International Fire Code, which the city of Aurora has adopted. Electric grills and 1lb Coleman LP tanks are permitted. Please do not store propane tanks within your unit.

Please be respectful to your neighbors in regards to your noise levels. Voices carry (especially at night) and the volume levels from your TV, phone conversations, or even walking through the community can be easily heard. Residents are urged to contact Front Range Patrol (303-591-9027) and the Aurora Police Department's non-emergency line (303-627-3100) to report noise violations that fall within noise ordinance enforcement hours (7:00 PM to 7:00 AM.)

Landlords are responsible for their tenants. Please consider performing background checks. You, as the homeowner, are also required to give them a copy of the Rules and Regulations. These can be found at www.withcpmg.com and by then following the link to Spinnaker Run.



Please do not park in a car port that is not yours, even if it is empty. This is considered a parking violation.

If you have not yet done so, please contact CPMG to obtain your free parking permit with the holographic sunburst icon. These must be placed in the lower left (driver's side) corner of your rear window. If your window is tinted, please put it on the driver's side corner of the front windshield.

When replacing doors and windows, you must submit an architectural request form prior to installation. If you plan to replace your front door, please keep in mind that the door must be plain and white with no designs or accents of any kind, and no windows in the door itself (storm doors must be white, but can have a design.) This form can be found on our website's front page. Please remember that you are not allowed to paint any retaining walls, balconies, patios, or any part of the building.

Please call Front Range Patrol Services with any concerns regarding safety or security within the community.

Attention Pet Owners

- Pet waste must be picked up and disposed of immediately from the common areas of the property. If pet waste is not picked up pet owners will be fined.
- Pets shall not be chained or tethered to any common area or left unattended on any patio/balcony. Dogs that are left alone on patios and balconies tend to bark, causing a noise disturbance for the residents in the community.
- The pet owner is responsible for any damage to Association property caused by their pet.



- Residents shall not permit ANY PET to run loose on the Common Areas. All pets are to be on a leash of not more than 10 feet long. This rule is in place for you and your pet's protection, as the city of Aurora has a leash law that even cats must adhere to.
- No more than 2 domestic pets per unit consisting of 1 dog and 1 cat or 2 cats.
- Vicious pets are not allowed on the property.
- If you witness a stray animal, please call the Aurora animal shelter at 303-326-8280.

Association Resource Website

Go to www.withcpmg.com. Click on the link to Spinnaker Run and you will find all of the Association's documents. For your reference on the CPMG main website, there are forms for complaints, architectural requests and you can also make your monthly association dues payment online.

Meet the CPMG Team

Assoc. Manager Korey Bueng: 303-671-6402, Ext.29 - korey@withcpmg.com

Main Number: 303-671-6402

FAX: 303-671-6430

Finance Department: 303-671-6402, Ext. 22

CPMG President Lynda Reifman: 303-671-6402, Ext. 16

Website: www.withCPMG.com and follow the link to Spinnaker Run

CPMG is located at: 2620 S. Parker Road, Suite 105, Aurora, CO 80014. Office hours are 9:00 AM - 6:00 PM M-F, Closed from 12:00 PM - 1:00 PM. Please schedule an appointment if you need assistance.

Emergency Numbers

DIAL 911 for fires, medical emergencies or criminal activity in progress.

Aurora Police-Non-Emergency: (303)627-3100 to report noise disturbances, suspicious activities, etc.

Aurora Fire Department-Non-Emergency: (303)326-8999

Property Emergencies: Call CPMG at 303-671-6402 to report roof leaks, main line plumbing issues, fires, etc.

Front Range Patrol Dispatch: (303) 591-9027 (24 hour dispatch) frp.coloro@gmail.com

Xcel Energy: (800) 895-4999 to report natural gas smells and power outages.

Spinnaker Run Condominium Association
C/o Colorado Property Management Group
2620 S. Parker Rd. Suite 105
Aurora, CO 80014