

SPINNAKER RUN

WINTER 2022 NEWSLETTER



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 owner's 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 with the exception of December and we are looking forward to your attendance.

Thank you for all your efforts,
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 Mark Dougal at Mark@withcpmg.com and make sure we have your correct contact information on file for you 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 snow fall and plow the parking lots when 4 inches or more fall. They have 12 hours AFTER the snow stops falling to service your community. Please be patient and careful.

Ice melt: Reminder to all residents that the snow removal company will be providing ice melt buckets. 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. Ice melt cannot be left in a pile or it will deteriorate the sidewalk. If your bucket is missing, please call Association Manager Mark Dougal at 303-671-6402, Ext. 25.

Property Updates:

The Board has recently approved many new contracts that will greatly help with the look, feel and security to the community.

- Community wide tree trimming and removal
- Clubhouse/mailbox area power washing and repainting
- New LED lights to be installed around the community
- Hired Front Range Patrol for security. They will do 4 patrols each night and have a 24/7 dispatch center at 303-591-9027

Resident reminders

- Please make sure to have your chimneys cleaned before use. Check smoke detectors and carbon monoxide detectors.
- Speed limit in the parking lots is 10mph.
- No skate boards or bicycles in the parking lots.
- Keep balconies clean.
- Please keep all noise to a minimum at all times. Residents with wood floors should be mindful that there are homes below you and that the sound is amplified by the wood flooring. Keep television and music volume low.

Winter Freeze Prevention and Energy Saving Tips

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 are responsible for causing a fire, you will be responsible to pay the association's \$25,000 insurance deductible.

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 60 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 for infants and elderly. 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.

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

Please wear a mask when in ALL common areas and follow all State and Federal guidelines regarding Covid-19.

Please report emergencies 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 ie: 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 replacing floor coverings other than carpet, it is required to have soundproofing installed.

If you see running water inside or outside or hear running water in your building or experience low water pressure, please call CPMG immediately.

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.

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 walk ways at night and help prevent crime.

The HOA has signed a No Trespassing agreement with the Aurora Police Department. 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.

Keep the property clean, it belongs to all of us!

Be kind and respectful to all , it has been a trying and difficult time for sure.

Stay safe and well!

Thank you for those who participated in painting the beautiful rocks of encouragement that have been left throughout the community!

Residents

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. Disposing of cigarette butts in the rock beds, sidewalks and entryways is a fire hazard. Smoking is not permitted in the entryways.

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

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. Residents who are observed dumping large items will be charged for the pick-up fee.



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 (cats also) are to be on a leash of not more than 10 feet long.
- No more than 2 domestic pets per unit consisting of 1 dog and 1 cat or 2 cats.
- Pets are not permitted in the pool area. It is an immediate \$200.00 fine for the first violation.
- If you witness a stray animal 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 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 Mark Dougal: 303-671-6402, Ext.25 - Mark@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 9:00a.m. to 6:00p.m. M-F, Closed from noon-1:00p.m.

Appointments must be made under pandemic guidelines.

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: Roof leaks, main line plumbing issues, fires, etc. Call CPMG at 303-671-6402 and follow the system prompts to be directed to the emergency on-call service. Office hours are Mon.-Fri. 9am-6pm. Closed from noon to 1 PM.

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