

# Windsong News

April  
2019

## Leaking Skylights Responsibility

The Association has received a few reports of water leaking in around skylights since the completion of the roofing project. The roofing project did not include the skylight curb or unit itself, as those items are the homeowner's responsibility. The majority of these skylight leaks are not from the roof work or flashing connection but from the age and seals separating on the units themselves.

The skylights on the buildings are for the most part original to the complex and only have a 15-year lifespan, according to the manufacturer. This means the majority of the skylights are 2 times their manufacturer life expectancy, and are failing. Large quantities of roofing weight was removed and installed during the replacement, which flexes the roof assembly. A skylight with good seals and connections would not be affected by this action but aged skylights with deteriorated seals that are brittle would be affected.

It is recommended that you check the seals surrounding your skylights if they have not recently been replaced or inspected in order to avoid potential leaks. WDR will not cover under warranty or be responsible for any repairs to the skylights or interior damages that may result from a leak.

Roof leaks that are not related to the skylight unit itself are covered under warranty and should be reported to Association Manager Debra Vickrey at 303-671-6402, ext. 23 or at Debra@withCPMG.com.

## May 2019 Board Meeting

The upcoming Board meeting is scheduled for May 20, 2019 at 6:00 p.m. in the East Clubhouse.

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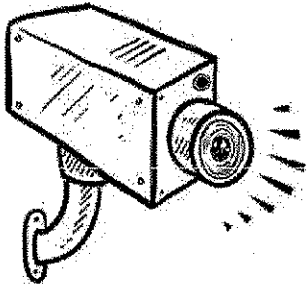
## Windsong's Website

Please visit [www.withcpmg.com](http://www.withcpmg.com) and follow the link to Windsong.

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

You can make a payment using your checking account (your property-account number is the same as your unit number). You can also update your contact information, submit an Architectural Improvement Request, report covenant violations or request work orders.

## Security Camera Installation Guidelines



Homeowners who would like to install security cameras must submit an Architectural Improvement Request per the Architectural guidelines prior to the installation. No exterior alarms or flood lights will be permitted. Cameras are permitted only to monitor personal property or the common areas immediately adjacent to the unit. The owner is responsible to ensure that the camera does not point into another owner's unit in order to maintain privacy in the community.

If you have any additional questions regarding cameras, please contact Association Manager Debra Vickrey at [debra@withCPMG.com](mailto:debra@withCPMG.com) or 303-671-6402, ext. 23.

## Help Avoid Pest Problems—Do Not Feed Wildlife

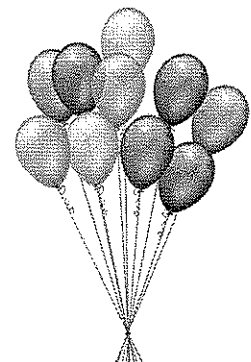
During inspections of the community, it has been noted that pet food, cereal and other crumbs are being put outside in the common areas to feed wildlife. Leaving food outside for animals is prohibited in the Windsong community, as it attracts unwanted pests and rodents. Feeding wild animals also encourages them to become comfortable in the neighborhood and may result in unwanted "houseguests" that cause property damage.

Providing an unnatural food source for wild animals can cause them to reproduce at higher rates than the natural food supply can support in an area. When wild animals gather for food handouts, it can cause crowding and competition. These unnatural conditions increase the chances of fighting and injury among animals. It can also increase the spread of diseases, some of which may be transmitted to pets and humans.

## Having A Party?

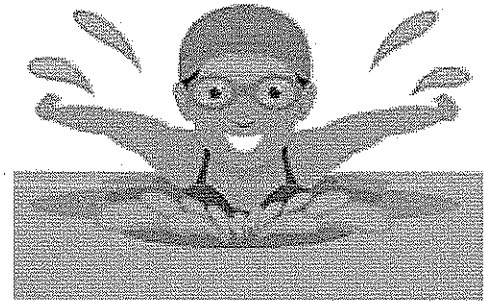
Both clubhouses have full kitchens and are available for rental by owners in good standing with HOA dues. The rental fee is \$55.00 per day for Friday and Saturday or \$40.00 per day Sunday-Thursday, plus a \$200.00 refundable deposit. The clubhouse is not available for rent on major holidays.

For more information, please download the Clubhouse Rental Agreement from [www.withcpmg.com/windsong](http://www.withcpmg.com/windsong) or call CPMG at 303-671-6402.



## Windsong Condominiums Pool Rules

The Windsong pools will be open May 25th through September 2nd, 2019. Please review the Association's Rules and Regulations below:



- Pool hours are 8:00am to 9:00pm, 7 days a week.
- A lifeguard is NOT on duty. All persons swim at their risk.
- Pool area has full-time, unmanned video surveillance.
- Swimmers are responsible for their own safety and the safety of their children. The Association of Pool and Spa Professionals makes the following recommendations:
  - THERE IS NO SUBSTITUTE FOR ADULT SUPERVISION. NEVER LEAVE CHILDREN ALONE WHILE THEY ARE SWIMMING.
  - No young child should be allowed in a hot tub until they can stand on the bottom and have their head remain completely out of the water. Children who are big enough to be in a hot tub should not use it for more than five minutes at a time
- Only swim wear is allowed in the pools – no cutoffs, etc. Children not toilet trained and incontinent adults must use waterproof pants at all time while in the pool area and in the swimming pool.
- Pool gates must be kept locked at all times. DO NOT prop open pool gates.
- No running, jumping, pushing, spitting, undue splashing, yelling, obscene language or rough play is permitted in the pool area.
- Persons using audio equipment, e.g. radios are required to wear headphones. No sound will broadcast except through headphones.
- No skateboards, bicycles or the like are permitted in the pool areas.
- No smoking is allowed in the pool area at any time.
- No drinking of alcoholic beverages is allowed in the pool area.
- No glass containers are permitted in the pool areas.
- No pets allowed in the pool or pool areas.
- The Association is not liable for items left in the pool, hot tub or clubhouse areas.

Violations of the rules should be reported to the Windsong Board of Directors in writing c/o CPMG, 2620 S. Parker Road #105, Aurora, CO 80014 or to Debra@withCPMG.com. Please include as much information as possible, including the address of the violators along with the date and time of the violation.

**Violations of any of the pool rules may result in loss of pool privileges and carry a fine of up to \$100.00 due to safety and the possibility of serious injury when rules are violated. NO WARNING LETTERS WILL BE SENT.**

## 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 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

Windsong Condominiums  
c/o Colorado Property Management Group  
2620 S. Parker Rd. Suite 105  
Aurora, CO 80014

## IMPORTANT TELEPHONE NUMBERS

### Fire & Medical

- South Metro Fire Department  
720-989-2230
- Poison Control Center  
800-222-1222

### Police

- Arapahoe County Sheriff (non-emergency) 303-795-4711

### Car Towing

- Maxx Towing 303-295-6353

### Hazardous Waste Collection

- Curbside Inc. (*Call for hazardous waste kit*) 800-449-7587

### Animal Complaints

- Arapahoe County Animal Control  
720-874-6750

### Power Issues

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

### Post Office

- Sullivan Branch 303-221-5221  
8700 E. Jefferson Ave.

## Meet Your Board of Directors

- Dianne Stains- President
- Bruce Goldberg- Vice President
- Shelby Crump- Secretary/ Treasurer
- Matthew Hubbard- Director