

Windsong News

February
2019

Upcoming Vote on Tennis Courts

Over the past few years, the Windsong Board of Directors has researched the costs to restore the tennis courts in a more permanent way. In the past, money has been spent to do minor repairs that were temporary, and the Board has searched for a longer-term solution.



The tennis courts have remained in a state of disrepair because they are very expensive to restore. Also, damage caused by vandalism has been costly. With only a small number of residents playing tennis, the Board has been reluctant to spend resources to repair two tennis courts that need new concrete, top surface, fencing, screening and secure locking systems.

After much deliberation, the Board has concluded that perhaps having one restored tennis court and converting the other into a family-friendly area would be a good compromise. However, the removal and/or repurposing of the area would require a 2/3 vote of all the owners. To move this forward, the Board is now proposing an Amendment to the Declaration to have owners vote on the matter.

For an amendment to pass, 267 yes votes are required of the 398 eligible votes to be cast. If the amendment passes, the Board would have the authority to determine a new use for one of the courts, which may serve a greater number of residents with more of a focus on families.

Soon you will be receiving more information in the mail, giving you an opportunity to vote on this matter for the betterment of the community.

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Windsong's Website

Please visit 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 account number is the same as your unit number). You can also update your contact information, submit an Architectural Change Request, report covenant violations or request work orders.

Upcoming Annual Meeting—Windsong Needs You!

The Windsong Condominiums Annual Homeowners Meeting is scheduled for **March 25, 2019, at 6:00 p.m.** at the East Clubhouse. This is your opportunity to volunteer to serve your community! There are four vacant positions on the Board of Directors and two positions subject to election at this year's meeting.



Individuals interested in serving on the Windsong Board of Directors must be homeowners who are current in their dues. The Board meets during six regularly scheduled meetings each year, and may meet additionally at the discretion of the Board President. Board members should expect to spend a couple of hours before each meeting reviewing the information provided by CPMG.

If you aren't interested in serving on the Board, consider volunteering for one of the Association's committees. The long-standing Clubhouse Committee oversees the rental of the clubhouses. The Board is always considering additional committees to help serve the needs of the community.

If you are interested in serving on the Board or a committee, please contact Association Manager Debra Vickrey at 303-671-6402, ext. 23 or at debra@withcpmg.com for more information.

Disposing Of Household Items Correctly

Please do not leave your large items or electronics at the dumpsters. The Association must pay individually for the removal of these items. If you have furniture or other large items to dispose of, contact Alpine Waste at 303-744-9881. It will pick up most items for a minimal fee. Alpine Waste cannot take electronics (including televisions and computers) due to state law. Most electronics can be recycled at Best Buy for free if they are dropped off, or you can arrange a pickup for a small charge. See www.bestbuy.com for more information.

Please make sure your trash is securely bagged and makes it into the dumpster, not just the enclosure. The Association has to pay extra for the cleanup of any loose trash or items left alongside the containers.

As a reminder, the Association's dumpsters are not permitted to be used for construction materials. Owners who are remodeling their unit need to make other arrangements for the disposal of these items.

If you see anyone disregarding these trash regulations, please contact Association Manager Debra Vickrey at debra@withcpmg.com or 303-671-6402, ext. 23.

Travelers Insurance Risk Control Recommendations

In January, Travelers Insurance representatives reviewed Windsong's operations, and surveyed the common area and clubhouses, in order to identify and analyze potential exposures to loss. Based on the information they received and their observations, they have recommended the following to help with the community's safety and risk-management programs:



1—Unit owners should be encouraged to have and maintain a portable fire extinguisher in their units of 2A10BC type to help prevent the spread of a fire.

2—Unit owners should be encouraged to have their wood burning fireplace chimneys inspected and cleaned if accumulations of creosote are found to be the thickness of a dime or more by a qualified chimney sweep company.

3—In order to reduce the risk of fire, gas and charcoal grills or similar devices used for cooking, heating or any other purpose should not be used on any balcony, under and overhanging portion, or within 10 feet of any structure.

The Board of Directors and management company appreciate your assistance keeping the community safe.

Common Area Parking Reminders

Please be courteous of your neighbors and don't park too close to their vehicles. Don't park for extended times in an open space intended for neighbors or visitors.

All vehicles parked in the community need to be operable and have current plates. Any vehicle parked in a reserve space that is not assigned to their unit or is in a fire lane may be towed without notice at the owner's expense.

Help prevent theft in the community by keeping cars locked and free of valuables to discourage break-ins. Thank you.

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-Sunday or \$40.00 per day Monday-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 or call CPMG at 303-671-6402.



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:
Holly Ext. 22
Email: holly@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

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

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