

# Windsong News

June  
2019

## Fence Project Update

After losing 22 days due to weather, the fence project is once again ramping up. Additionally, during the first phase of the project, it was discovered that the brick pillars that stabilize the perimeter fence had originally been improperly installed and not secured. As a result, work is being done to correct this problem.

As we move through the community, the units being affected by the work will receive notices posted on the front door when work will be done in their area. The current schedule, weather permitting, is to complete the perimeter fencing by July 15<sup>th</sup> and then move on to the patio fences.

The scope of work on the patio fences is only for the back of the fence that abuts the common area. The Board is anticipating a project for the individual fences between the units in the spring/summer of 2020. The schedule for the patio fences, weather permitting, is that work will be done in two phases between July 15<sup>th</sup> and August 9<sup>th</sup>.

This would be a good time for any items you have attached to your patio fence, or any items impeding access to the patio fence, to be removed to allow for repairs and staining. The Board appreciates your cooperation to keep things moving along.

If you have questions or concerns please contact Debra Vickrey, Association Manager, at [debra@withcpmg.com](mailto:debra@withcpmg.com) or via phone at 303.671.6402 ext. 23.

## July 2019 Board Meeting

The upcoming Board meeting is scheduled for July 22, 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.

## Rodent Activity

The rats are again very active due to the warmer weather. Windsong and nearby communities have a problem with rats in the Metro area. The Board and management company are working in many ways to keep down the population. We work with the trash company regarding securing the dumpsters, we have bait in areas where there are nests, we have set traps and we have been removing dead landscaping where they like to nest.

Please make sure to securely bag all trash, immediately pick up pet waste and avoid feeding wild animals in order to deter rodent activity in the community. The Association has consulted with the wildlife department and the health department, and stayed in touch with the properties around Windsong to make certain they are addressing the problem on their properties as well. The Board, CPMG and the pest control contractor appreciate your cooperation and patience as we continue to make every effort to mitigate this problem.

## Pool Noise Reminder

Please be courteous to the neighbors who live near the pools by maintaining a reasonable noise level at all times when using the amenities. In the summer, many residents enjoy opening their windows to let in fresh air. Take care that you are not creating excessive noise that may be a nuisance to your neighbors.

## Fireworks Prohibited

In preparation for the 4th of July, the Board would like to remind residents that according to the Association's Rules and Regulations, "No fireworks or firearms may be fired or discharged within the Windsong Community." Thank you for helping keep the community safe.



## Pet Leash Reminder



The Association has received several complaints of pets running loose in the community. As a reminder, pets must always be on a leash when outside the unit, even if they are only going with you to your vehicle. Off leash animals can pose a risk to residents, other animals and themselves.

Owners who do not adhere to the Association's leash requirements will receive violation notices and fines if the behavior continues. In addition, no tethers are allowed and pets are not permitted to be left unattended outside the unit, including the patio area.

Please report any violation of these rules to the management company in writing and include the date, time, address of violator and description of pet whenever possible.

## Avoid Towing—Do Not Park In Fire Lanes

According to the Association's Rules and Regulations:

There shall be no parking permitted where indicated by NO PARKING signs. All throughways and interior roads are designated as fire lanes and must be kept clear. **Vehicles parked in fire lanes may be subject to immediate towing.** Residents are encouraged to call the specified towing company posted at each dumpster site.



Remember, all driveways in front of garages are fire lanes and must be kept clear for emergency vehicles. Do not leave your vehicle unattended in these areas even for a couple of minutes.

Please do not block garages with your vehicle for any length of time. This includes when picking up mail. Vehicles parked in such a manner as to impede or prevent ready access to any garage may be fined and/or towed without warning at the vehicle owner's expense.

Towing costs shall be at the expense of the offending owner, his tenant, or the owner's or tenant's visitor, licensee, or invitee as applicable; provided, however that the offending unit's owner shall be additionally subject to the association's Covenant Enforcement Policy.

## Colorado Marijuana Laws

Laws regulating marijuana usage in Colorado may be found at [www.colorado.gov/marijuana](http://www.colorado.gov/marijuana). According to the website, "It is illegal to consume marijuana in public. Retail marijuana is intended for private, personal use. Such use is only legal in certain locations not open or accessible to the public. Marijuana may not be consumed openly or publicly."

Residents are not permitted to smoke marijuana outdoors in the Windsong community, including individual patio areas, as the scent easily travels to neighboring patios and homes.

## 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.

## 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](mailto:debra@withCPMG.com)

Finance Department:  
Syrena Ext. 22  
Email: [syrena@withCPMG.com](mailto: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