



Smoky Ridge Newsletter

December 2009

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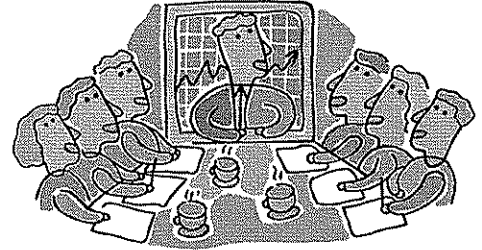
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GOVERNING DOCUMENTS ONLINE

Need to refinance?
Selling your house?
Your bank or realtor will need a set of your Association's governing documents and copies of minutes. Obtaining these has been made more convenient. Go to the CPMG website, (www.withcpmg.com) click on Smoky Ridge and you will find most of the information required.

VACANCIES ON BOARD OF DIRECTORS

There are two vacancies on the Smoky Ridge Board of Directors. Board member responsibilities include:



- Understanding and complying with the Association's Governing Documents.
- Attending monthly Board meetings.
- Reviewing the Board information packet delivered to Board members by CPMG prior to the meeting.
- The ability to make fiscally prudent business decisions for the Association based on information presented to the Board.
- Being available between Board meetings as may be necessary.
- Engaging in positive discussion at Board meetings and coming to a consensus in a timely, business like manner.
- Optional: Attending Board member workshops presented by CPMG at no cost to Board members.

Persons wishing to serve on the Board should send a short paragraph of intent to the Smoky Ridge Board of Directors, c/o Brittney Johnson at Colorado Property Management Group, 2620 S. Parker Road, Suite 105, Aurora, CO 80014 or at brittneyj@withcpmg.com.

ARAPAHOE COUNTY GRAFFITI REMOVAL PROGRAM

The Arapahoe County Sheriff's Office is committed to effective community partnerships and problem solving, and has developed an innovative graffiti removal program. Initially, the graffiti clean-up program is limited to graffiti removal from public property or property within the public right of way in the areas patrolled by the Arapahoe County Sheriff's Office. Once the capacity and the demand for the service are determined, the program may be offered to other communities within Arapahoe County. The goal is to remove graffiti within one week of being reported.

Citizens are encouraged to report graffiti on public property by contacting the Arapahoe County's Sheriff's Office at (303) 795-4711.

Individuals providing information that result in the arrest and conviction of those responsible for graffiti vandalism in Arapahoe County may be eligible for monetary awards.

IMPORTANT INFORMATION REGARDING THE PERIMETER FENCE

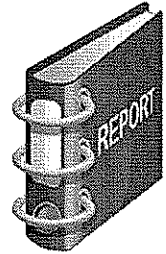
Smoky Ridge Maintenance Association recently worked with Fence Consulting Services to assess the condition of the perimeter fence throughout the community.

During the inspection of the fence, it was noted that several sections of fence were damaged due to backyard landscaping of individual owners. Please make sure that your landscaping is not built up against the fence causing unnecessary strain.

Homeowners are responsible for the cost to repair the perimeter fence that is damaged by their landscaping.

ASSOCIATION RESERVE STUDY

Reserve Advisors, an engineering firm specializing in the preparation of reserve studies for associations, has recently completed a report for Smoky Ridge Maintenance Association. The report assists the Board of Directors with long term budgeting by evaluating the remaining useful life of major components the Association maintains and estimates the future cost of replacement. The major item detailed in the report is the common area fencing. Once finalized, this report will be used by the Board to determine the annual reserve contribution necessary over the next several years to fund large upcoming projects.



CRIME OF OPPORTUNITY—HELP PREVENT THEFT IN OUR NEIGHBORHOOD

The Arapahoe County Sheriff's office has reported that one of the biggest problem the communities in our area face is crime of opportunity. Most of the criminal activity reported in the Smoky Ridge community is burglary or theft resulting from an unlocked car door or a garage left open. Homeowners can help minimize criminal activity in the community by taking the following precautions:

- Remove any valuables and lock all vehicles.
- Keep garage doors closed and doors and windows locked.
- Turn on exterior lights at night.
- Report any suspicious behavior to Arapahoe County Sheriff.

IMPORTANT PHONE NUMBERS

Arapahoe County Administration: 303-795-4400
 Arapahoe County Animal Control: 303-325-8070
 Arapahoe County Code Enforcement: 303-754-3400
 Arapahoe County Road Conditions: 303-639-1111
 Arapahoe County Road Maintenance: 720-874-7623
 Arapahoe County Sheriff: 303-795-4711
 Arapahoe Park & Rec District: 303-730-6109
 Aurora Parks & Recreation: 303-695-7200
 Cherry Creek School District: 303-773-1184
 East Cherry Creek Valley Water & Sanitation District: 303-693-3800
 Eaglecrest High School: 720-866-1000
 Intermountain Rural Electric Association: 303-688-3100
 Peakview Elementary School: 720-866-3100
 Smoky Hill Public Library: 303-693-7449
 Thunder Ridge Middle School: 720-866-1500
 U.S. Post Office, Aurora: 303-750-7500
 U.S. Post Office, Smoky Hill: 303-680-9801
 Utility Notification Center: 1-800-922-1987



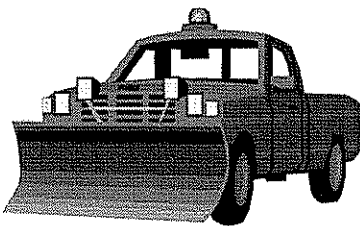
Safety Tips for Snow Removal

Offered by Arapahoe County

- Drink lots of water to prevent dehydration.
- Shovel fresh snow sooner; new snow is lighter than heavily packed/partially melted snow.
- Take breaks when you are feeling tired.
- Choose a shovel that is comfortable for your height and strength. One that is too long or too short will add extra effort and strain. An ergonomically correct model (curved handle) can help prevent injury.
- Wear multiple layers and cover as much skin as possible.
- Wear a hat, scarf and mittens (mittens are warmer than gloves).
- Wear boots with non-skid/no-slip rubber soles.
- Always try to push snow rather than lifting it.
- Walk to dump snow rather than throwing it to the side since this requires a twisting motion that stresses your back.
- Bend from your knees, not your back.
- If the ground is icy or slippery, you can spread kitty litter to create better foot traction.



Centennial Snow Removal Policy



According to the City of Centennial website, city roads are plowed on a priority basis as follows:

Priority One: Major arterials (generally the one-mile grid streets) and access to emergency services (fire stations, medical facilities, etc.) are included in this category.

Priority Two: Minor arterials, major collector streets and access to schools, business areas, grocery stores and service stations are included in this category.

Additional priorities are established for de-icing needs at hazardous locations such as hills and intersections. Non-priority roadways include local, residential and other streets not specifically identified in the priority system. Except for emergency situations or extreme snow conditions, equipment will not be diverted to non-priority streets due to budgetary and manpower constraints.

Note: Each homeowner is responsible to clear their driveway and adjacent sidewalks including corner lot sidewalks.

Street Repair Requests

By: City of Centennial

Public Works takes care of the routine repair of potholes and cracks that occur in pavement structure. City crews perform patching based upon routine daily inspection of streets, and also in response to citizen requests.

To report a pothole, or to request other maintenance services, contact Citizen Response Center or call the 24 Hour Public Works Call Center at 303-325-8000.

GOING OUT OF TOWN?

A few helpful tips to make sure your home is cared for in your absence

Here are some tips to keep your mind at ease while you're gone and help ensure that your homecoming doesn't ruin your trip.

- Notify a neighbor that you will be out of town so they can keep an eye on your home.
- Leave a key with a friend or family member who can access your home in case of emergency. Also consider leaving them your insurance policy and agent's contact information.
- Make sure you have made arrangements for the care of your pets.
- Have someone scheduled to water plants.
- Cancel your newspaper delivery while you are out of town so they do not stack up in the driveway.
- Verify that all the doors and windows are locked.
- During the winter, make sure the heat is left on above 60 degrees in order to avoid broken pipes.
- Make sure your house stays properly lit. Install a photo cell or timer on your exterior lights so they come on after dark.
- If there is any chance of freezing temperatures, disconnect hoses from spigots to prevent damage to pipes.
- Leave your itinerary and contact information with someone who will be keeping an eye on your home.



Upcoming Board Meeting

Dec. 8, 2009

Held at 6:30 p.m. At Smoky Hill Library
5430 S. Biscay Circle
Centennial, CO 80015

Meet the CPMG Team

Association Manager, Brittney Johnson : 303-671-6402 Ext. 25
brittneyj@withCPMG.com

Main Number: 303-671-6402

FAX : 303-671-6430

Finance Department : 303-671-6402
Ext. 22 & Ext. 11

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

Smoky Ridge Resource Website : www.withCPMG.com and follow the link to Smoky Ridge

CPMG is located at:

2620 S. Parker Road, Suite 105
Aurora CO 80014

Office hours are 9:00 a.m. to 6:00 p.m. M-F
Closed from noon – 1 p.m.