



# Smoky Ridge Newsletter

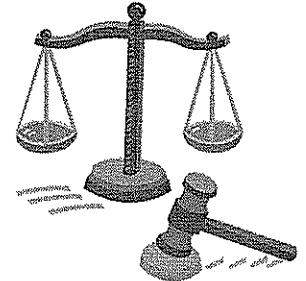
## December 2011

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### ADOPTION OF NEW ARCHITECTURAL CONTROL COMMITTEE GUIDELINES JAN. 10, 2011

The Board will be voting to adopt the enclosed Architectural Control Committee (ACC) Guidelines at their upcoming meeting on Jan. 10, 2012 at 6:30pm at the Smoky Hill Library, 5430 S. Biscay Circle, Centennial, CO 80015.



These guidelines were drafted by the Board at the recommendation of the Association's attorney to assist the Architectural Control Committee with processing homeowner requests for exterior modification. The intent of these guidelines is to clarify what modifications conform and harmonize with the existing surroundings.

Furthermore, these guidelines are designed to help inform homeowners of the types of modifications that require approval and the information they will need to submit for the committee to be able to process their request.

Homeowners are encouraged to attend the Board meeting and provide their comments on the proposed guidelines or to send their comments in writing to the Smoky Ridge Board of Directors, c/o The Colorado Property Management Group, 2620 S. Parker Road, Suite 105, Aurora, CO 80014 or to Association Manager Brittney Johnson at [BrittneyJ@withCPMG.com](mailto:BrittneyJ@withCPMG.com). The Board will review and consider all comments prior to conducting a vote to approve the proposed guidelines.

### Upcoming Board Meetings

**Dec. 13, 2011 &  
Jan. 10, 2012**

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

### CENTENNIAL ROAD CONCERNS 303-325-8000

Smoky Ridge had representatives from the City of Centennial attend the October Board Meeting to discuss road concerns in the community. Resident reports are considered when the city decides which roads are going to be repaired each year. Please help by reporting Smoky Ridge's damaged roads to 303-325-8000 or you can log on to Centennial's website at <http://centennialcolorado.com> and follow the link to Citizen Response to file your complaint online.

### AMENDMENTS' UPDATE

The Association is still collecting votes for the proposed amendments. Information regarding the amendments may be found at [www.smokyridge.org](http://www.smokyridge.org). The votes as of Oct. 26, 2011 are as follows:

	YES	NO
Art. IV, Sect. 3&6	376	154
Art. VI, Sect. 9	424	108
Art. X, Sect. 7	487	43

591 votes are needed to approve or 291 votes are needed to reject the proposed amendments.

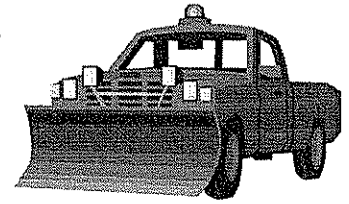
## CENTENNIAL SNOW REMOVAL POLICY

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.**

### 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](http://www.withcpmg.com)) click on Smoky Ridge and you will find most of the information required.

### REPORT GRAFFITI TO ARAPAHOE COUNTY 303-795-4711

Arapahoe County has set up a graffiti removal program to assist in the timely removal of tagged areas. If you see graffiti on any of the perimeter fences, mailbox kiosks, sidewalks or utility boxes, please contact Arapahoe County's non-emergency line at 303-795-4711 to have it removed.

#### 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 :	<a href="http://www.withcpmg.com/Smoky_Ridge">www.withcpmg.com/Smoky_Ridge</a> <a href="http://www.smokyridge.org">www.smokyridge.org</a>

**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.