



Smoky Ridge Newsletter

June 2012

Inside this issue:

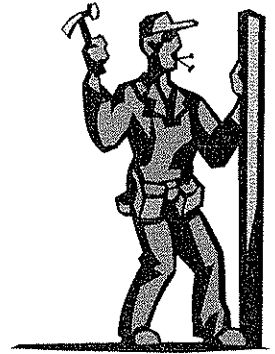
Avoid Receiving a Violation for your RV	2
Amendment Update	2
Tips for Cleaning Oil Stains	2
Common Landscape Issues	3
Landscape Help	3
Backyard Maintenance	3
Improvements that Require ACC Approval	3
Important Numbers	4

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.

UPCOMING FENCE REPAIRS

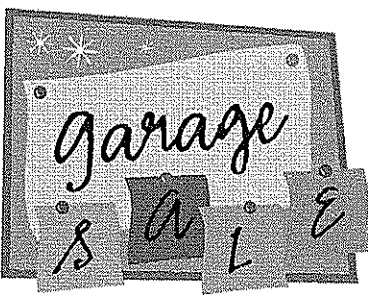
The Smoky Ridge Board of Directors has inspected the perimeter fencing in the community and identified the worst areas that will be repaired by Steve Paul Construction Service (SPCS) this summer. Some sections of the fence have been damaged as a result of homeowners' backyard landscaping that is built up against the fence which is causing sections to bow out and break. Please check the landscaping in your yard and make sure it is not covering the horizontal piece along the bottom of the fence or putting pressure on any section of the fence.



Homeowners will be responsible for the cost to repair the perimeter fence if the damage is caused by their landscaping.

ALSO: Homeowners are responsible to maintain their personal fencing that is not part of community property. The Board has directed CPMG to issue violation notices when there are broken fence pickets, damaged fence gates or if the stain on the fence has deteriorated.

If you receive a letter from the Association, it is important that you contact the management company to inform them of your plans to repair your fence so that information can be communicated with the Board of Directors and further action is not necessary.



**SMOKY RIDGE
ANNUAL GARAGE SALE
JULY 13TH & 14TH, 2012**

Attention Neighbors! The Annual Smoky Ridge Community Garage Sale is scheduled for July 13th & 14th, 2012 from 8:00am—4:00pm. Start now gathering all your unwanted items and prepare to join your neighbors for a huge community sale this year! Signs will be posted around the neighborhood and an ad will be posted online to increase exposure. With your participation, we anticipate another great turnout this year!

HOW TO AVOID RECEIVING VIOLATION LETTERS FOR YOUR RECREATIONAL VEHICLES

According to the Smoky Ridge Maintenance Association Declarations and the Rules & Regulations, campers, boats, trailers and recreational vehicles are only permitted in the community for a maximum of 48 hours for loading or unloading purposes.



The management company conducts routine inspections of the property during the week and makes note of existing violations in order to send out letters. If you are planning a trip and plan to have a camper or RV in the community, please call Association Manager Brittney Johnson at 303-671-6402, ext. 25 or send a quick email to brittneyj@withCPMG.com to ensure that your loading and unloading is not mistaken for an improperly stored recreational vehicle.

AMENDMENTS' UPDATE

The Association is still collecting votes for the proposed amendments. Information regarding the amendments may be found at www.smokyridge.org. The votes as of June 4, 2012 are as follows:

	YES	NO
Art. IV, Sect. 3&6	381	160
Art. VI, Sect. 9	433	110
Art. X, Sect. 7	494	47

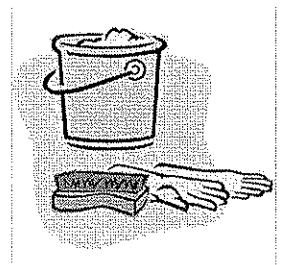
595 votes are needed to approve or 293 votes are needed to reject the proposed amendments. The Board is working hard to contact owners who have not submitted their vote yet in order to obtain the remaining 101 votes that are needed to pass the amendment to Art. X, Sect. 7. **This amendment will allow the Association to send out important notices using regular mail rather than certified mail which saves the Association over \$1,500.00 per mailing.**

Please take the time to turn in your consent form for the proposed amendments.

RECOMMENDATIONS FOR OIL STAIN CLEAN-UP

(http://www.ehow.com/how_113258_clean-oil-spots.html)

- Pour cola on the oily or dry stained areas and leave it overnight. Squirt a generous amount of dishwashing liquid into a bucket until you have a good lather. Rinse with soapy water, and then a garden hose.
- Sprinkle baking soda or an absorbent powder such as cornmeal or sawdust on the oily spots. If the stain is dry, wet it first to make a scouring paste. Scrub with a stiff brush or push broom.
- Sprinkle automatic dishwasher detergent on the oily concrete. Let it sit for several minutes, and then pour boiling water on the stained area. Scrub with a stiff brush or push broom, then rinse.
- Try a commercial concrete cleaner such as Garage and Driveway Cleaner by Red Devil Co. Follow the manufacturer's instructions.
- Sprinkle trisodium phosphate (TSP) on the oily concrete. If the stain is dry, wet it first. Let it stand for 30 minutes, and then scrub using a stiff brush or push broom. TSP is a dangerous product. If you must use it, wear rubber or latex gloves, safety goggles and protective clothing. Also, never wash a TSP product down the storm drains.
- Use Quikrete oil stain remover. Follow manufacturer's instruction.
- After using any of the above strategies, sprinkle baking soda over the cleaned area to neutralize the solution you have used.



COMMON LANDSCAPE ISSUES NOTED BY CPMG

The Smoky Ridge Association Board of Directors has engaged CPMG to perform two inspections of the community each month during the summer and one per month during the winter. During this summer season, extra attention is paid to the landscaping. To avoid receiving violation letters, owners should take the following steps to maintain their yards:

- Keep yards weed free, including rock bed areas along the fences and on the side of the home. Common weeds such as dandelions can be treated by having your lawn professionally sprayed in the spring.
- Keep yards watered and patch dead spots in the lawn. The Association understands that there are watering restrictions in place, so owners are only expected to keep the grass as green as the majority of other yards in the neighborhood.
- Promptly remove and replace dead trees in the yard.
- Trim bushes and trees so they are not hanging over sidewalks or growing up against the fence or home.

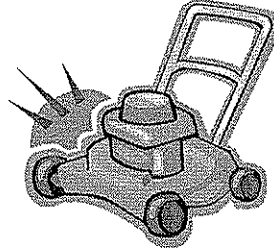
If you receive a violation, contact Association Manager Brittney Johnson at 303-671-6402, ext. 25, or at BrittneyJ@withCPMG.com, and let her know how you plan to remedy the problem. The Association knows some landscape problems can take time to rectify and will work with homeowners who communicate with the manager.

LANDSCAPING HELP

At the last meeting, a handful of homeowners asked the Board members to notify residents where they can get help if their landscaping problems get out of hand. If you are looking to find a reputable company that can provide you with professional assistance, you may want to contact:

Associated Landscape Contractors of Colorado
at 303-757-5611
or visit their website at www.alcc.com

BACKYARD MAINTENANCE



The Association does not inspect the backyards from the community unless they are visible from the street without having to enter on to personal property. However, it is just as important that residents

maintain their backyard so it doesn't detract from their direct neighbors' enjoyment of their home. Residents are required to keep the backyard trimmed and free of weeds and trash. Although the Association does not inspect backyards, violation notices can be issued if a written complaint is received from a neighbor.

Written and signed complaints should be sent to the Smoky Ridge Board of Directors, c/o The Colorado Property Management Group, 2620 S. Parker Road, Suite 105, Aurora, CO 80014.

WHAT TYPE OF HOME IMPROVEMENTS REQUIRE ACC APPROVAL

Summer is right around the corner along with the perfect weather for exterior home improvement projects. Please remember that you must obtain approval from the Architectural Control Committee (ACC) if you are planning exterior modifications including, but not limited to:

- Painting your home (even if retaining the same colors)
- Replacing windows
- Concrete and fence replacement
- Shed or playground installation
- Front yard landscaping modifications

Homeowners may obtain the necessary maintenance application form online at www.smokyridge.org or at www.withCPMG.com/Smoky_Ridge or by contacting Association Manager Brittney Johnson at 303-671-6402, ext. 25 or at BrittneyJ@withCPMG.com.

DOG GONE IT!



Pets, when outside the residence, need to be on hand-controlled leashes. Please keep the community looking beautiful by immediately picking up any defecation caused by your pet. The community provides pet waste pick up bags for your convenience .

Pets should not be permitted to defecate on neighbors' lawns. Owners of pets who damage shrubs, trees, grass or common area may be charged for repairs and/or replacement including materials and labor charges.

ACCESSING ADDITIONAL RESOURCES

Below are contact numbers for additional resources provided by Arapahoe County and the City of Centennial:



Arapahoe County:

Non-emergency Sheriff's Office: 303-795-4711
 Animal Control: 720-874-6750
 Human Services: 303-636-1130
 Planning Department: 720-874-6650
 Poison Control: 1-800-222-1222
 Road Maintenance: 720-874-ROAD
 Tri-County Health: 303-220-9200
 Victim Assistance: 720-874-4038

City of Centennial:

Centennial Info Line: 303-325-8000
 Animal Control: 303-325-8070
 Public Works: 303-325-8000
 Code Enforcement: 303-754-3400
 Planning & Zoning: 303-754-3308

Upcoming Board Meetings:

June 12, 2012
 July 10, 2012
 Aug. 14, 2012

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/Smoky_Ridge
www.smokyridge.org

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.