



The Smoke Signal

August 2018

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Vote To Increase Dues Passed!!

Thank you to everyone who voted over the past few months to increase our dues beginning in 2019! This is something that was long overdue and something many Boards in the past have attempted.



So, beginning in January 2019 your semi-annual dues will be \$245.

You will be receiving your coupon books before the end of the year with the new payment amount as always.

Thank you very much for your continued support of the Board and this community! We couldn't have done it with out all of your help!

HOW TO AVOID RECEIVING VIOLATION LETTERS FOR YOUR RECREATIONAL VEHICLES

According to the Smoky Ridge Maintenance Association's 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 Mark Dougal at 303-671-6402, ext. 25 or send an email to Mark@withCPMG.com to ensure that your loading and unloading is not mistaken for an improperly stored recreational vehicle.



Governing Documents

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. You can also go to www.smokyridge.org.

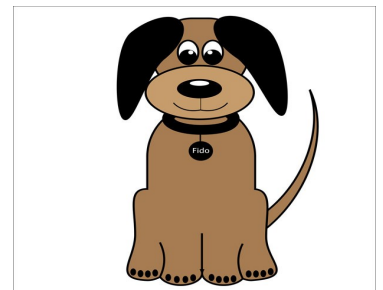
Pet Related Concerns

If you are experiencing any of the following problems with a neighborhood animal, please contact Centennial Animal Services at 303-325-8070 for assistance.

- Lost or found animals
- Sick or injured animals
- Abuse, neglect or cruelty
- Dangerous animals or animal bites
- Dogs running at large
- Barking dogs

They can help explain the laws and how they can assist with the situation.

In some cases, residents may need to write and sign a formal complaint that includes dates, times and the address of where the issues are.



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 given 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 Mark Dougal at 303-671-6402, ext. 25, or at Mark@withCPMG.com, and let him 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.



BACKYARD MAINTENANCE



The Association does not inspect the backyards from the community unless they are visible from the street without having to enter 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 and verified by CPMG or the Board.

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 here 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 repainting the same colors)
- Replacing windows
- Concrete and fence replacement
- Shed or playground installation
- Front yard landscaping modifications
- Roofs

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 Mark Dougal at 303-671-6402, ext. 25 or at Mark@withCPMG.com.

Community Event August 28th!

The Social Committee is hosting a community event on August 28th at 6 PM at the Pavilion in front of Peakview Elementary School. There will be a fire truck and firemen for the kids to engage with, live music and a chance to meet your neighbors.

Bob's Big Band will be playing from 6 to 7 PM.



We hope to see you all there!

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:

September 10, 2018

October 8, 2018—Annual Meeting

Held at 6:30 p.m. At Peakview Elementary School—Library

Centennial, CO 80015

Meet the CPMG Team

- Association Manager, Mark Dougal : 303-671-6402, Ext. 25
mark@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.