



# Smoky Ridge Newsletter

June 2011

## Inside this issue:

Proposed Amendments	1
Covenant Inspections	2
Additional Resources	2
Tips to Remove Oil Stains	2
Community Garage Sale	3
Backyard Maintenance	3
Arapahoe County Info	3
Call Before You Dig	4
Dog Gone It	4
Important Numbers	4

## GOVERNING DOCUMENTS ONLINE

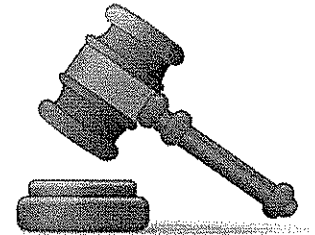
Need to refinance?  
Selling your house?  
Your bank or realtor will need a set of your Association's governing documents and copies of minutes. Obtaining these has been made more convenient. Go to the CPMG website, ([www.withcpmg.com](http://www.withcpmg.com)) click on Smoky Ridge and you will find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

## PROPOSED AMENDMENTS TO THE ASSOCIATION'S DECLARATIONS

By: Norm Davey, Smoky Ridge President

The 3 proposed amendments to our Smoky Ridge Declarations are still pending. We have received responses from just under 50% of the total voting membership and are currently seeking a renewed focus on getting these resolved.

We want to thank those of you that have already returned your consent form and appreciate your involvement in this crucial matter affecting your home values and community appearance. If you have not yet sent in a consent form, you will be receiving a reminder phone call from a representative on the amendment committee, followed by a door hanger that includes a fresh consent form. We urge you to take just a couple minutes to review the material and send in your vote.



For more information regarding the 3 amendments, check out our website at [www.smokyridge.org](http://www.smokyridge.org) (you will be directed to request an account and password for initial access to the amendment information – keeping it secure for homeowners only). Please contact Association Manager Brittney Johnson for the account and password information at 303-671-6402, ext. 25 or at [BrittneyJ@withCPMG.com](mailto:BrittneyJ@withCPMG.com).

Your Board members would be happy to address any questions regarding the amendments and to explain the reasons our community is facing a dire situation that demands your attention. Let's pull together in the next couple months and set a course that keeps our home values as high as they can be in this challenging housing market.

Contact Association Manager Brittney Johnson at 303-671-6402, ext. 25 or at [BrittneyJ@withCPMG.com](mailto:BrittneyJ@withCPMG.com) for any of the following reasons:

- To verify whether or not your consent form has been received
- To get another copy of the consent form
- For login in and password information to view the amendment information at [www.smokyrdige.org](http://www.smokyrdige.org)
- To request a phone call or visit from one of the Board members to discuss the proposed amendments and answer any questions
- For an update on the number of votes received for each amendment

## Covenant Inspections

The Smoky Ridge Board of Directors has directed CPMG to perform two inspections of the community each month. 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.
- 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.

If you receive a violation, please contact Association Manager Brittney Johnson at 303-671-6402, ext. 25, or in writing, 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.

## 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

## RECOMMENDATIONS FOR OIL STAIN CLEAN-UP

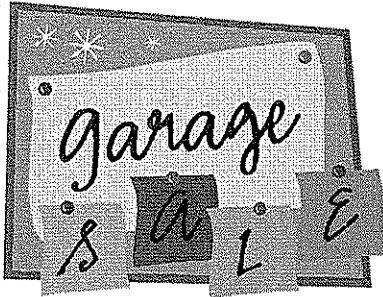
([http://www.ehow.com/how\\_113258\\_clean-oil-spots.html](http://www.ehow.com/how_113258_clean-oil-spots.html))

- 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 strategy, sprinkle baking soda over the cleaned area to neutralize the solution you have used.



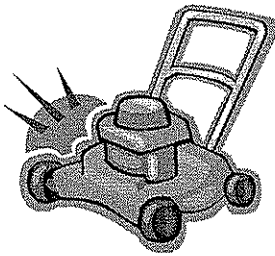
**Smoky Ridge Annual Garage Sale  
July 29th & 30th, 2011**

**By: Katie Gooch, Smoky Ridge Secretary**



Attention Neighbors! The Annual Smoky Ridge Community Garage Sale is scheduled for July 29<sup>th</sup> & 30<sup>th</sup>, 2011 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 local advertising will also be used to increase exposure. If you have any unique items, please contact Katie Gooch (303-913-8611) so that she can include those in the advertising. With your participation, we anticipate a great turnout this year!

**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, they do have the ability to issue violation notices if a written complaint is received from a neighbor.

Written 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.

**RECEIVE ARAPAHOE COUNTY INFORMATION VIA YOUR EMAIL**

Arapahoe County offers several services to provide residents and businesses information. Any of the services below can be signed up for at [www.co.arapahoe.co.us](http://www.co.arapahoe.co.us).

**Access Arapahoe**— A notification system that allows citizens to subscribe to public information, such as news releases, County building snow closures, and more.

**Sheriff Citizen Notification**— Provides citizens with timely information regarding Sheriff's office activities, criminal bulletins, and public safety information in the count.

**Everbridge Notification**— A voluntary registration that allows local public safety agencies to notify you in the event of an emergency.

**Arapahoe Business Watch**— A service to keep businesses within the County in contact with the Sheriff's office, providing them with crime patterns and educational programs.

**IS YOUR LANDSCAPING CAUSING DAMAGE TO THE COMMON AREA FENCE?**

The Smoky Ridge Board of Directors has noticed several sections of the common area fencing that is being damaged by the 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 common area fence that is damaged by their landscaping.**

## CALL BEFORE YOU DIG !!!

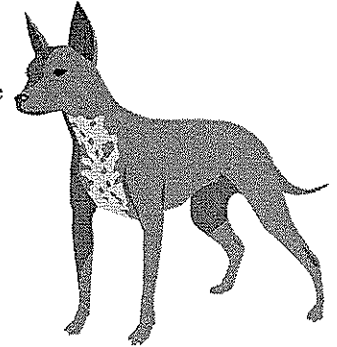
The Utility Notification Center of Colorado is the state's call-before-you-dig service. Colorado law requires that homeowners and contractors call UNCC at least three business days before starting a digging project.

You can contact UNCC by dialing 811 to have underground utility lines marked (i.e. natural gas, fiber optic, cable, etc.). A UNCC representative will notify affected utility companies of your intent to dig, and locators will be sent to make the lines.

Please make sure to protect yourself by calling before you dig for projects such as planting a tree, building a deck, installing a mailbox, building a fence or modifying your landscape.

## 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.



### Upcoming Board Meeting

July 12, 2011

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](http://www.withcpmg.com/Smoky_Ridge)  
[www.smokyridge.org](http://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.