

Fellow Owners and Residents of the Smoky Ridge Community

I would like to take this opportunity to announce that effective September 1, 2020, Cherry Creek HOA Professionals, a management services company, will take over the administration of our community maintenance association affairs. In the coming weeks, you will be receiving a welcome packet with updated contact information and instructions on where to send ACC applications and new instructions if you use ACH to make your semiannual dues payments.

One of the responsibilities of your HOA Board of Directors is the enforcement of the Covenants, Conditions and Restrictions (CCR's) and Bylaws of the Smoky Ridge Maintenance Association. The complete set of documents can be seen at: <https://www.smokyridge.org/documents.html>

Based on input from various sources, the Maintenance Association is going to focus on several key issues in the coming months. This has been a tough year for trees, bushes and lawns. This is a good time to look at your property and assess the condition of your trees, bushes and lawns and take remedial action as warranted. Another focus area will be the general condition of the exterior of the houses.

As a reminder, all owners and residents have the legal obligation to maintain the property they are responsible for. Although this is not a complete list, here is a list of some of the common violations:

- Trailers, of any kind, parked on the street or in the driveway for more than 48 hours
- Peeling house paint
- Weeds in front yard and those visible to the neighborhood in backyards
- Dead or dying trees/bushes/plantings located anywhere on your property
- Trash cans visible from the street except when placed at the curb on trash pickup day
- Portable basketball hoops cannot be placed on sidewalks or city streets

As a further note, if a violation is also an infraction of a City of Centennial ordinance, the issue may be reported to the city for resolution.

We would encourage you to attend our monthly HOA Board meetings. Currently these meetings are call in but we will be using Zoom as the communications media starting with the September HOA Board meeting. Information regarding the date and time of these meetings are always posted on the Smoky Ridge website.