



# The Colorado Property Management Group Inc.

**ACCREDITED ASSOCIATION MANAGEMENT COMPANY®**

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May 3, 2024

Dear Hampden Villas Homeowner:

The 2024 pool season is quickly approaching! The Hampden Villas Board of Directors asks your partnership to ensure a safe and fun summer at the community's pool.

The pool will be open daily from May 25, 2024 through September 3, 2024, 9am-9pm.

Attached with this email is the Hampden Villas Homeowners Association Rule 21: Use of the Pool and Its Facilities. Please review and familiarize yourself with the rules. Violation of pool rules carry fines.

A reminder that pool keys are issued to homeowners. Homeowners are responsible for giving keys to their renter. Contact CPMG for replacement keys. There is a \$25 fee for replacement keys.

Lastly, please call Arapahoe County Sheriff (303.795.4711) to report any crime being committed at the Hampden Villas pool.

Respectfully,

Lakisha Newell  
Association Manager

Attached: Hampden Villas Homeowners Association Rule 21

**RULE 21. USE OF THE POOL AND ITS FACILITIES**

- A. The swimming pool and its facilities are for the exclusive use of owners, renters and guests of owners and renters.  
As such, there must be reasonable and enforceable rules for the use of the pool and its facilities for everyone's enjoyment.
- B. The pool season will be approximately Memorial Day through Labor Day.
- C. POOL HOURS are 9:00 a.m. to 9:00 p.m.
- D. Guests must be accompanied by owners/residents. Children age 14 and under must be accompanied by adults.
- E. Pool users are to wear swim suits or swim trunks. Cutoff jeans is an example of the type of clothing NOT permitted in the pool.
- F. The management company through the direction of the Board of Directors can close and lock the pool and its facilities at any time and for any length of time due to weather conditions or inappropriate and/or offensive behavior in the pool and its facilities.
- G. The pool cannot be reserved for individual owner use.
- H. Animals are not permitted in the pool and the pool area.
- I. Bicycles, skate boards, skates and similar play equipment are not allowed in the pool or pool area.
- J. Alcoholic beverages are not allowed in the pool or pool area.
- K. Glass containers are not allowed in the pool or pool area.
- L. Lifeguards are not provided. All persons swim at their own risk. Owners/residents are responsible for themselves, families and guests. The association assumes no responsibility for any accident occurring or sustained in connection with the use of the pool and the pool area including the bathrooms.
- M. To report non-residents in the pool who are not accompanied by a member of the Association, call the Arapahoe County Sheriff's Office at 303-795-4711.