



The Colorado Property Management Group Inc.

ACCREDITED ASSOCIATION MANAGEMENT COMPANY®

2620 S. Parker Road, Suite 105 • Aurora, CO 80014 • Phone: 303-671-6402 FAX: 303-671-6430 • www.WithCPMG.com

NEWPORT PLACE NEWS

SPRING 2017

CONSIDERATE NEIGHBORS = COMMON AREA ENJOYMENT

Living in the Newport Place Condominium Association means you have close neighbors and shared common areas including the courtyard, laundry room and driveway.

The safety of all depends on each resident remembering that charcoal grills are not allowed nor are propane grills with 20-pound containers.

Electric grills or grills with one-pound propane containers are permitted by Denver Fire Department. Please keep all grills in a clean and sanitary manner and cover when not in use. Violations will be sent to owners and renters who do not comply with the fire department regulations enclosed in this newsletter.

As a reminder the driveway ALL around the complex is a FIRE LANE and no parking is permitted at any time for any duration. Emergency vehicles must be able to drive into and through the community. Vehicles in the fire lane will be towed without notice at the vehicle owner's expense.

Also remember that numbered parking spaces are assigned to each condominium. Just because a space is vacant does not mean you can park in that space. Please respect your neighbor's right to park in their assigned space.

Other acts of common courtesy include:

- *picking up after your pet and disposing of the excrement in an appropriate container,
- *controlling your dog's behavior including barking and keeping your dog on its leash when outside your home,
- *turning your vehicle's music off or lowering the volume when driving into or out of the community,
- *maintaining neat and clean decks and patios to create a pleasing appearance for everyone,
- *and picking up bits of trash in the community is always appreciated.
- *keeping screens and screen doors in good repair, and
- *children playing in the courtyard must always be supervised by an adult for their safety as well as ensuring that no mischief is done to the buildings or yard.

WHEN & HOW TO CONTACT CPMG

Contact Association Manager Lynda Reifman at CPMG for exterior maintenance problems including a sprinkler line leak or malfunctioning sprinkler head, broken pickets along the common fence line, water intrusion from an exterior source, exterior lights that are out, or to report discourtesies by other residents.

Lynda may be contacted at 303-671-6402, ext . 16 or cpmgassist@withcpmg.com. Please leave clear, detailed messages for the most efficient responses.

The Association's resource website, www.withcpmg.com and follow the link to Newport Place, provides the rules, governing documents, financial statement and minutes of the Board of Directors meetings.

THE COLORADO PROPERTY
MANAGEMENT GROUP, INC.
2620 S. PARKER RD., SUITE 105
AURORA, COLORADO 80014



DENVER
THE MILE HIGH CITY

CITY AND COUNTY OF DENVER
DEPARTMENT OF SAFETY
FIRE • POLICE • SHERIFF
9-1-1 • COMMUNITY CORRECTIONS
CRIME PREVENTION & CONTROL • SAFE CITY

Office of Fire Prevention
Denver Fire Department
745 W. Colfax Avenue
Denver, CO 80204
Phone: (720) 913-3474
Fax: (720) 913-3596
www.denvergov.org/firedepartment

December 11, 2012

TO: Managers, Owners and Occupants of Multi-family Dwellings within the City and County of Denver

FROM: Denver Fire Department - Fire Prevention Division

RE: **BARBECUES, PROPANE AND HEAT-PRODUCING DEVICES ON BALCONIES**

The Fire Code of the City and County of Denver contains regulations for the use of barbecues on balconies, patios, and decks of residential structures having more than two (2) dwelling units. These include apartments, condominiums and townhouses.

Liquefied Petroleum Gas (LPG, or propane), charcoal and wood fuels are included in the prohibition. The prohibition against barbecue units on balconies comes from the potential for hot embers to fall from the firebox of the cooking device and ignite a combustible surface. The 10-foot separation required by the fire code reduces the likelihood that fire-starting or cooking flare-ups will come into contact with combustible wall construction, which is easily ignited. LPG cannot be carried through a building since, if there is an accidental release, the heavier-than-air LPG vapors will remain at floor level and can reach an open flame, such as a hot water heater and/or furnace heating elements, and an explosion can result.

The following are the exact code requirements per Denver Fire Code:

101.3 Intent. The purpose of this code is to establish the minimum requirements, consistent with nationally recognized good practice, for providing a reasonable level of occupant and pedestrian fire- and life-safety and property protection from the hazards of fire, explosion, production, use, and handling of dangerous and hazardous materials, substances, and devices, or dangerous conditions in new and existing buildings, structures, and premises, and to provide safety to firefighters and emergency responders during emergency operations.

Section 308.1.4 – Open Flame Devices.

No gas-fired grills, charcoal grills or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 feet (3 m) of any structure.

Exceptions:

1. One and 2 family dwellings.
2. LP-gas burners having an LP-gas container with a water capacity not greater than 2.5 pounds [nominal 1 pound (0.454kg) LP-gas capacity]. Two extra 1 pound LP-gas containers may be stored on the balcony.
3. Listed natural gas appliances shall be permitted on balconies when installed in accordance with the **International Fuel Gas Code** and supplied by the building's natural gas system.
4. Listed electric ranges, grills or similar electrical apparatus shall be permitted.