



Park View Highlands Newsletter Spring 2022




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NEXT BOARD MEETING:
MAY 11, 2022
6:30 PM
Location: TBD

GOVERNING DOCUMENTS ON LINE

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 Park View Highlands and you will find most of the information required.



Community Garage Sale

The annual community garage sale will be held May 21st and 22nd from 10 am to 2 pm. Turn your spring cleaning into green \$\$!



Fence Repairs and Replacement

With the age of the community there are many fences starting to deteriorate that are in need of maintenance, staining and /or replacement. This will be something that the Board and CPMG pay close attention to this spring and summer.

Please make sure you are maintaining your fences as it helps keep the community looking great and helps the value of everyone's home.



BACKYARD MAINTENANCE

The Association and management company do not inspect backyards from the community unless they are visible from the street.

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 grass 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.



Written and signed complaints should be sent to the Parkview Highlands Board of Directors, c/o The Colorado Property Management Group, 2620 S. Parker Road, Suite 105, Aurora, CO 80014.

WHAT TYPE OF IMPROVEMENTS REQUIRE ACC APPROVAL?

Summer is right around the corner 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 retaining the same colors)
- Replacing windows
- Concrete and fence replacement
- Shed or playground installation
- Front and back yard landscaping modifications
 - * Gazebos
 - * Decks
 - * Planting trees
 - * Xeriscaping
 - * Anything that would effect drainage, etc.

Homeowners may obtain the necessary Architectural Improvement Request form online at www.withCPMG.com/Parkview_highlands or by contacting Association Manager Mark Dougal at 303-671-6402, ext. 25 or at Mark@withCPMG.com.



TIME TO THINK ABOUT PAINTING YOUR HOME



Every spring, the Park View Highlands Board of Directors directs CPMG to inspect the condition of the paint on all the homes in the community and sends letters to homeowners whose paint is deteriorating. If you receive a violation letter that your home needs to be painted, it is important that you respond within 30 days to the Board of Directors in care of CPMG with your plans to paint in the next year.

Once you select colors for your home, you will need to submit an Architectural Improvement Request form along with samples of the paint chips of each color. If you select a color palette from the Sherwin Williams paint book, you do not need to submit paint chips. The paint book is available in the CPMG office or at the Sherwin Williams paint store located off Parker Road and Dartmouth. The application and paint chips will be forwarded to the Architectural Control Committee for consideration. Usually, the committee processes applications within a couple of weeks, but they do have 45 days to respond to a homeowner's request, so please plan ahead.

If you have any questions about the process, please contact Association Manager Mark Dougal at 303-671-6402, ext. 25 or at mark@withCPMG.com.

IMPORTANT NUMBERS

Arapahoe County Sheriff: 303-795-4711
 Arapahoe Parks & Rec. District: 303-730-6109
 Centennial Animal Control: 303-325-8070
 East Cherry Creek Valley Water: 303-693-3800
 Eaglecrest High School: 303-699-0408
 Peakview Elementary: 720-886-3100
 Thunder Ridge Middle School: 720-886-1500
 Smoky Hill Library: 303-542-7279
 Smoky Hill Post Office: 303-680-9801
 Utility Notification Center: 1-800-922-1987

COMMON LANDSCAPE ISSUES NOTED BY CPMG

The Park View Highlands Board of Directors has engaged 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. 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.

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.

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.



PARK VIEW HIGHLANDS
BOARD OF DIRECTORS
Brian Buell, President
Harold Bailey, Vice-President
Cheryl Mckenney Secretary
Sue Varnell, Treasurer
Vacant, Member at Large

Board meetings are held in February, May, August and November. The annual meeting is in November.

Meet the CPMG Team

Assoc. Manager, Mark Dougal: 303-671-6402, Ext. 25
Main Number : 303-671-6402
FAX : 303-671-6430
Finance Department : 303-671-6402
Ext. 22
CPMG President Lynda Reifman: 303-671-6402, Ext. 16
Website: www.withCPMG.com, and follow the link to Park View Highlands

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.

When calling CPMG, if you get the voice mail, please remember to leave your name, address, the name of the association where you live, home and/or office numbers and a brief message as to your reason for calling.

For After Hour Emergencies

303-671-6402

“Follow the prompts”

EMERGENCY: an emergency is defined as a situation endangering the health, safety and welfare of persons or property

Park View Highlands
c/o Colorado Property Management Group
2620 S. Parker Rd. Suite 105
Aurora, CO 80014