

*Good evening everyone!*

Spring appears to be officially in the air in Thornton! The trees are beginning to bud and the grass is starting to green-up around the neighborhood, and spring is so far looking promising. With spring coming in, the board is getting ready for the summer season, and we have a few updates and notes to go with it!

### **New Landscaping Company**

Over the winter, the board had a number of discussions about how to best serve the community's landscaping needs for the coming year. For some years, we have had Fernando and his team at LandTech providing both our snow and landscaping services for the entire community. For the coming year, however, the board has decided to move into the 2024 season with a new landscaping provider:

#### **Horizon Property Services.**

Over the last couple of months, the board has been considering bids from multiple providers, including LandTech and Horizon. All of the providers that we considered were given a chance to offer a bid for our community, and were vetted to provide our usual standard summer services. After some consideration of bids, history, reputation, and other items of note, we have decided to forego LandTech and move forward with Horizon this year.

*What does this mean?* LandTech will continue providing snow services through the remainder of our winter/spring session, and so you will still see their uniforms and shovels out as the spring completes its good work. Starting in April, you will start to see Horizon Property Services personnel moving around the property to get us ready for the summer. This will include surveying the landscape, activating and repairing sprinklers, and eventually beginning to mow as we move into the warmer weather. With this being Horizon's first summer in our neighborhood, we are sure that there will be some growing pains as they learn how our landscape behaves and how our various systems operate. We ask that everyone is patient and understanding as the new crew gains their footing in our community, though please to let us know if something is routinely out-of-spec from what we would expect to see.

### **The End of Grilling Season**

Yes, we are officially staring-down the end of grills within our community. With the events of the last few years with fires, hail, wind, and other significant factors, most insurance companies that will provide coverage for our community are making a significant push to reduce their risks. In order to do this, many companies are declining to cover communities that maintain behaviors and allowances for fire-related risks. In that list of risks, very squarely, are grills and fire pits or fire tables. We cannot say

that there are zero companies providing coverage in communities that allow those items, but we can say with certainty that the premiums for those providers is increasing at aggressive rates.

The aggressive rates that we are witnessing within other HOA's insurance increases (100-, 200-, and even 300-percent at times) have caught our attention. We don't know all of the fine details of why each individual community would be affected in these ways, but we are completely aware of insurance companies drawing their lines around fire risk.

The board has not formally adopted new laws to restrict grills and fire tables yet, but we are in discussion to do so. It is not necessarily a question of *if* anymore; this is an inevitability. It is almost-guaranteed that this will happen by summer as well. With that rather dour understanding, ***we recommend that anyone that has a grill or fire table should begin finding a new home for it. If there are any considerations of purchasing either of these in the near-future, we recommend that you find other means to cook your summer staples.*** We don't expect that this will affect every resident, but we want to offer as much lead-time as possible for residents to plan around this new reality.

## **Pets & Cleanup**

As the winter has been wrapping up and the snow has slowed, we know that more folks in and around our community will be spending time outside with their pets. We hope that everyone, regardless of pet-parent status, is able to get out and enjoy the property as everything comes into bloom and greens up!

Both the board and the City of Thornton maintain a series of strict policies regarding pets that we are inclined to remind everyone of:

- Pet waste is expected to be cleaned up at the time of deposit, every time
  - And yes, this includes when it is raining cats and dogs or colder than a deep-freeze
- Pets are required to be physically leashed by their owners/handlers at all times when they are outside of the bounds of a physical property (They are free to be off-leash in an enclosed patio though)

Both the board and the City of Thornton have enforcement policies in-place, resulting in warnings, fines, or other legal ramifications for those caught violating these rules. *Please remember that if there is a conflict in policy between the city and the community, the more-restrictive rule is expected to be followed.*

## **Community Facebook Page**

Recently, one of our board members took the time to build us a new community Facebook page! Alongside our traditional mailers and emails, we intend to use the page to for community announcements and updates. Our hope is that using this page will allow the board to be more proactive about events and goings-on in the community. You can find the page by searching for

**Riverdale Park Townhomes HOA** on Facebook. The profile image is our pool house, so we hope that it is easy to identify.

The page is currently managed by the board, but we would love more community participation in maintaining and managing the page. ***In no-way does CPMG own, manage, or operate the page. If there are any concerns about postings, content, or permissions for this page, they will have to go directly to the board via a page comment or email to the address listed on the page. CPMG has zero access, control, or influence over the content of the page.***

As the board gears up for summer and our accompanying projects, we hope to start using the page more frequently to keep everyone posted. As that community grows, we would also love to have community updates that are separate from the board go onto the page as well. If anyone has plans or ideas for community events outside of the board that they would like to announce or discuss, this page would be a welcome hub for that conversation. Some other ideas could include shared recipes, local events, potential get-together opportunities, or anything that could help the community grow closer together!

### **Pool Season!**

With Summer on the horizon, I am sure that everyone will be excited to see the pool opening again! Our plan is to maintain our traditional pool hours of 8am to 10pm from Memorial Day through Labor Day and to continue business as usual for the pool. Of course, we have our traditional rules and behavioral expectations for all residents and their guests at the pool:

#### *Safety*

- No running on the pool deck
- No diving
- Minors must be accompanied by an adult to the pool

#### *Respect*

- No damage to the pool, pool house, equipment, furniture, or other HOA property
  - We had an issue with damage to some equipment last year, as well as furniture being thrown in the pool. These are expensive to replace, and every cost for the pool is a cost for the community
- No excessive or boisterous noise, especially in the earlier and later hours of the day
- Clean up after yourselves before you leave the pool

***Failing to follow any of these rules may result in fines and/or a deactivation of your access card along with a restriction or dismissal of your pool privileges.*** Please also remember that we do not have a lifeguard staffed at our pool - please attend to your own safety and behavior at all times.

And, of course, ***have fun!***

As we roll out of the snow and into summer, we all look forward to seeing everyone about and enjoying the views and outdoor experiences that Denver and greater Colorado have to offer! Our community has always been beautiful to walk through as the spring blooms and the summer sets in, and we hope that everyone can enjoy seeing that transition with us.

Thank you to everyone for your continued support! Here's to another fantastic summer in our community!

*-Your Riverdale Park HOA Board of Directors*