



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

SECOND TIMBERS CONDOMINIUM ASSOCIATION COMMUNITY REMINDERS *SPRING/SUMMER 2022*

LARGE ITEMS ARE NOT TO BE LEFT AT DUMPSTERS

Large items and construction debris left outside and in the dumpster containers cost the Association money to have the items removed by a disposal contractor.

To schedule a large item pickup, contact Association Manager Lynda Reifman at CPMG, 303-671-6402, ext. 16 or cpmgassist@withcpmg.com.

VEHICLE THEFT ALERT

Thefts of vehicles and vehicle parts, specifically catalytic converters, are increasing. Preventative measures starting with always removing valuables from vehicles and locking vehicles are suggested by law enforcement agencies. In addition, do not leave any personal identification documents in your vehicles.

Replacing catalytic converters can cost upwards of \$1,500.00. Engraving an identification mark on the converter and/or applying heat-resistant paint to this part may deter thefts. You also may want to contact your automotive mechanic or an exhaust shop for other preventative options.

All vehicle or vehicle parts thefts should be reported to the Aurora Police Department at 303-627-3100. Call 911 to report thefts in progress.

SOUNDS TRAVEL THROUGHOUT THE BUILDINGS

Please remember to walk quietly up and down the stairs of your building in consideration of your neighbors. Cooler weather is here and you and your neighbors are opening windows, so please maintain moderate television and music sound levels. *Thank you!*

PREVENT ACCIDENTS: SUPERVISE YOUR CHILDREN

For the safety of your children, please be sure you or an adult accompanies them when they are outside in the community's common areas. Children should not play in the parking areas.

BE KIND TO GARBAGE DISPOSALS: HELP PREVENT BACKUPS

The following suggestions may help prevent backups:

- *turn on the cold water and THEN turn on the disposal;
- *continue running cold water for several seconds
AFTER grinding is completed to flush the drain line;
- *grind hard materials such as ice to create a scouring action inside the grind chamber;
- *grind citrus fruit peelings to freshen the drain odor;
- *use a disposal cleaner or degreaser to dispel odors.

DO NOT USE THE DISPOSAL:

- *to pour grease or fat down ANY disposal or drain;
- *don't use hot water when grinding food waste;
- *don't fill disposal with a lot of food waste all at once;
- *don't grind egg shells, corn husks, artichokes or other fibrous food stuff;
- *don't turn disposal off until grinding is completed and only the sound of water and the motor is audible.

MAILBOX VANDALISM INFORMATION

The United States Postal Service (USPS) recommends checking your mailbox every day to minimize theft. Mailbox vandalism should be reported to USPS at 1-877-876-2455 and/or <https://www.usps.gov/report/> and CPMG at 303-671-6402, ext. 16.

VEHICLES PARKED IN FIRE LANES ARE SUBJECT TO TOWING WITHOUT WARNING

MAXX Monitoring & Towing is the Association's contractor engaged to enforce the parking rules. The contractor drives through the community at random times and is authorized to immediately tow vehicles parked in fire lanes.

Warnings tickets are issued for expired license plates, flat tires and other visible signs of inoperative vehicles. In order not to be towed, contact Association Manager Lynda Reifman at 303-671-6402, ext. 16, and provide a timeline to correct the violation.

PLEASE DO YOUR PART TO MAKE THE COMMUNITY A GREAT PLACE TO LIVE!

The Association's rules are posted on the Second Timbers resource website at www.withcpmg.com and follow the link to *SECOND TIMBERS*.

REMINDER: window air conditioners are NOT permitted.

The CPMG team conducts routine community inspections. Notices of non-compliance are sent to owners and renters in accordance with the Association's covenant compliance policy adopted by the Board of Directors.

Landlords are responsible for their tenants' and their tenants' visitors' compliance with the rules.

Non-compliance issues must be reported in writing to the Second Timbers Board in care of CPMG. Anonymous reports are not accepted.

LARGE ITEM DISPOSAL & GROCERY CARTS

For large item pickups, you can contact the Association's service provider, GFL, at 303-744-9881 or Association Manager Lynda Reifman at 303-671-6402, ext. 16.

Please be a considerate resident and tie bags and place inside the dumpster. Bags that do not make it into the dumpsters attract rodents and create litter throughout the community. Flatten all boxes to create more space in the containers.

If you bring a grocery cart back to the community, return it to the store on your next trip. Do not leave carts in the common areas. The Association must pay a contractor to remove carts.

RESPONSIBLE PET OWNERS MAKE GREAT NEIGHBORS

DOGS:

*must be kept on leashes when outside your condominium

REMINDER: DOGS CANNOT BE LEFT UNATTENDED ON PATIOS

*"poop" must be picked up and put in an appropriate trash container

*excessive barking and other animal complaints can be reported to Aurora Animal Care at 303-326-8288 and/or in writing to CPMG.

*dog waste stations with bags are located in the common areas.

Report empty stations to 303-671-6402, ext. 16.

CATS:

*veterinarians suggest that cats that are not allowed outside will be healthier and live longer.

*SQUIRRELS:

*feeding squirrels is not a wise option as the squirrels make themselves "at home" and begin to build nests and breed in attics and under porches and balconies

*squirrels get inside attics and can cause damage to wiring and siding

*squirrels are not "cute" pets, but can carry and transmit harmful diseases.

LIGHTS OUT?

Report community lights out to 303-671-6402, ext. 16.

Please specify the location of the light or lights that are out.

CIGARETTE BUTTS & LITTER CREATE A MESS

Please take an extra minute to properly dispose of cigarette butts and other litter in appropriate containers instead of tossing on the Association's grounds. Your Board of Directors and CPMG appreciate your efforts to maintain a clean and friendly community.

LANDLORD REMINDERS

As a reminder, owners who rent their condominiums are responsible for their tenants receiving and complying with the Second Timbers Association's rules available on the resource website: www.withcpmg.com and follow the link to *SECOND TIMBERS*.

Please notify CPMG when your renters' contact information has changed. In emergencies, it is crucial that your current renter information is on file at CPMG.

CPMG CONTACT INFORMATION

SECOND TIMBERS ASSOCIATION MANAGER:

Lynda Reifman, 303-671-6402, ext. 16

email: cpmgassist@withcpmg.com

CPMG OFFICE:

2620 S. Parker Road, Suite 105, Aurora, CO 80014

CPMG HOURS:

Mondays-Fridays

9:00 a.m. to 6:00 p.m. Closed noon to 1:00 p.m.

EMERGENCIES, AFTER HOURS & HOLIDAYS:

303-671-6402, ext. 7

CPMG Finance Department:

303-671-6402, ext. 22

SECOND TIMBERS RESOURCE WEBSITE:

www.withcpmg.com & follow link to SECOND TIMBERS

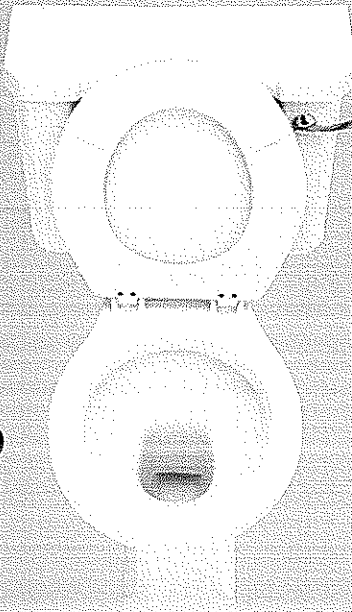
AURORA POLICE DEPARTMENT PAR OFFICER (NON-EMERGENCY)

Stacey Sparks @ 303-627-3175

It's a Toilet, Not a Trash Can!

Never flush the following items (or put down the garbage disposal or drain). Toss them in the trash instead.

- Baby/Facial/Cleaning Wipes
- Tampons
- Sanitary Napkins
- Medication
- Hair
- Dental Floss
- Cotton Swabs/Balls
- Bandages
- Rags and Towels
- Rubber Items (like latex gloves)
- Fat, Cooking Oil, Grease



- Clothing Labels
- Candy/Food Wrappers
- Syringes
- Cigarette Butts
- Disposable Toilet Brushes
- Kitty Litter
- Aquarium Gravel
- Plastic Items
- Diapers
- Fruit Stickers
- Paper Towels

Only Flush the 3 P's - Pee, Poop and (toilet) Paper