



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

WARREN SQUARE CONDO HAPPENINGS

SUMMER 2021

HELP AVOID MAILBOX THEFT

USPS representatives recommend emptying your mailbox every day to minimize missing mail due to break-in attempts.

Please report mailbox vandalism to USPS at 1-877-876-2455 or <https://www.uspis.gov/report/> and to CPMG at 671-6402, ext. 16.

LAUNDRY ROOM REMINDERS

Please take an extra look around the laundry room after each use to make sure you have cleaned up any accidental spills and/or debris/lint on the machines and floors.

Problems with the equipment should be called into the Clean Designs service department at the number on their signs. In addition, you may also notify Association Manager Lynda Reifman at 303-671-6402, ext. 16.

BARBECUE GRILL RULES

Charcoal grills and propane grills with 20-pound containers are prohibited by the national fire code.

Electric grills or grills with one-pound propane containers are permitted by Denver Fire Department.

Maintain all grills in a clean and sanitary condition and cover when not in use. Only one grill is permitted for each condominium.

NOTE: If you have a grill that is no longer used or in non-compliance with fire department regulations and you would like to have it picked up, contact CPMG Association Manager Lynda Reifman at 303-671-6402, ext. 16.

Violations and monetary fines will be assessed to owners and renters who do not comply with the fire department regulations.

PARKING SPACES

Lettered parking spaces are assigned to each condominium. If a space is vacant, this does not allow you to park in that space. Please respect your neighbor's right to park in their assigned space. Thank you.

COMMON COURTESY REMINDERS

- *Walls between the condominiums are *not* soundproof. Please re-think the placement of sound-related systems in your home and place the equipment away from neighboring walls.
- *Pick up after your pet and dispose of the excrement in an appropriate container or the dog waste station.
- *Control your dog's behavior including barking and keep your dog on its leash.
- *Turn your vehicle's music off when driving in or out of the community.
- *Maintain neat and clean decks and patios to create a pleasing appearance for everyone. Outdoor furniture only on patios.
- *Picking up bits of trash in the community is always appreciated.
- *Keep screens and screen doors in good repair.

DUMPSTER COURTESY

The dumpsters are for household trash which must be in bags and tied securely to prevent trash being blown around the area and keeping out rodents. Boxes should be flattened before placing in the dumpsters. Furniture, appliances and construction debris should not be placed in the dumpsters. To schedule a large-item pick-up, call 303-671-6402, ext. 16

LANDLORD REMINDERS

Thermostats in vacant condominiums should be maintained at a minimum of 60 degrees especially during the winter to prevent frozen pipes which can lead to expensive water damage repair costs.

Owners who rent their condominiums are responsible for their tenants' compliance with the Warren Square Condominium Association's Governing Documents available at www.withcpmg.com and follow the link to *WARREN SQUARE*.

It is important that landlords notify CPMG with new tenant contact information including all names on the lease, telephone numbers and email addresses.

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, overflowing dumpsters/items on ground at dumpsters, or to report discourtesies by other residents.

Non-resident owners are responsible for their renters' and renters' guests compliance with the Association's rules.

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 Warren Square, provides the rules, governing documents, financial statement and minutes of the Board of Directors meetings.

CPMG is located at 2620 S. Parker Road, #105, Aurora, CO 80014

CPMG HOURS:

Mondays through Fridays 9:00 AM to 6:00 PM. Closed: noon to 1:00 PM.

EMERGENCIES AFTER HOURS & HOLIDAYS: 303-671-6402, EXT. 7

CPMG FINANCE/HOMEOWNER ACCOUNTS: 303-671-6402, EXT. 22

