



MEADOW HILLS V NEWSLETTER

MAY 2011

TOGETHER, WE CAN MAKE A DIFFERENCE

Over the past few months, our normally peaceful community has fallen victim to some minor vandalism. Thankfully, no one has been hurt and property damage has been minimal. But anyone who has suffered first hand knows how frustrating it is to discover an unexpected surprise when they walk out to their car in the morning only to find it isn't in the same condition in which it was left. Specifically, several cars in the area have had a window broken out during the night, including the removal of personal items from the vehicle. The vandals have not been stealing stereos or personal items. In fact, it seems to be more about annoyance than theft as the contents of the personal items removed are often found later, strewn down the street. Other events have involved breaking and/or shattering side view mirrors or leaving items in peculiar places such as laying a bicycle across two side-by-side motorcycles. Again, there has been minimal damage, but this is not something we want to promote as acceptable behavior in our neighborhood.

What do we do? We get involved. We keep our eyes and ears open. Most importantly, when we see something, we Report It! The Aurora Police Department (APD) and our PAR Officer, D. Lantz, have received very few complaints or reports from residents in our neighborhood and surrounding communities. Without reports, they don't know to increase patrols in our area. APD and Officer Lantz have asked us to spread the word on the importance of reporting not just when something has happened, but any time you see suspicious behavior or activities. This is not to say that we need to become a paranoid society calling the police every time someone takes out their trash wearing their bunny slippers and bath robe...but if someone is walking around at midnight with a baseball bat, chances are they are either up to no good or in need of help anyway.

If a crime is in progress or there is an immediate threat to persons or property, dial 911. For all other reports, there are several options available. APD's Non-Emergency phone number is (303) 739-6000. You can leave a voice message for PAR Officer Lantz at (303) 627-3174 or email him at dlantz@auroragov.org. Additionally, APD has a number of online resources available at www.aurorapolice.com including an online "[simple crime report](#)" submission that takes only minutes to complete. We encourage you to also inform [Fallon](#) at [CPMG](#) so that the Board of Directors and our Management Company can keep track of any trends or seek additional resources as needed. The key is working together as a team, spreading the word and helping each other to ensure the safety and security of our beautiful community.



A CHANCE TO MEET YOUR CITY OFFICIALS

Your Board of Directors is excited to announce that some very special guests will be joining us for the May 2011 Board Meeting! We are honored that City Councilman Bob Roth, PAR Officer Darin Lantz and Area 3 Code Supervisor Barton Wong have confirmed their intent to attend the May meeting. This is your opportunity to come meet those who are actively working to make our homes and community the great places that they are every day.

I, Shannon Dillavou, had the opportunity to meet Mr. Roth at the Aurora Town Meeting last month and found him to be very approachable, down to earth and eager to assist in any way he can. Officer Lantz has been working with the Board and CPMG to step up patrols through our neighborhood following the recent vandalism to parked vehicles. I haven't met Mr. Wong yet but look forward to working with him in the near future as we leverage more City services for the betterment of our community.

So come out, meet your officials and maybe some new neighbors too! We'd love to have you stay to participate in the planning for upcoming activities and events as well. Board meetings may sound dull and boring but this year, we've found them to be quite fun and exciting as more and more people are getting involved!

The May Board Meeting is scheduled on May 25th, 2011 at 6:00pm at CPMG.

'TIS THE SEASON...TO BBQ UNDER CITY GUIDELINES

The ban on charcoal and large sized propane tank grills may seem harsh now that summer is upon us, because who doesn't like to grill? Residents may not be aware of the City of Aurora's Fire Code regarding BBQ grills that has been in place since 2006. Just last month, a large propane grill on the patio of a condominium unit at Cedar Bridge Condominiums near 112th Avenue and Alcott Street caused a fire that damaged 8 units, sent 1 resident to the hospital, caused at least 2 dogs to lose their lives and incurred over \$300,000 in damages. In order to avoid this circumstance in your community, please be advised of the following City requirements pertaining to outdoor cooking devices at condominium buildings.

- Charcoal grills are not permitted on the premises at any time
- Electric grills with covers are permitted
- Grills with covers and propane tanks of 2.5 liquid pounds or less are permitted on the premises
- Grills with propane tanks of more than 2.5 liquid pounds are strictly prohibited



Ace Hardware offers the Mr. Heater® "Steak Saver" adapter which enables you to connect your standard grill hose to the smaller 1 Lb. propane tanks that are permitted under the regulations. It is commonly available at all of the Ace Hardware locations as well as through their website for \$28.99. The adapters can also be found online at sites such as Amazon, eBay and even Sam's Club (in store availability not guaranteed.) Installation is simple, quick and easy. Your Board of Directors and Management Team would like everyone to have a safe and happy summer. Happy grilling!

IT'S PARTY TIME!

Your Meadow Hills V Board of Directors is looking into the possibility of hosting a First Annual BLOCK PARTY this summer. No details have been determined yet as we are still researching options, requirements, sponsorships and other ways to make it a successful experience. If you have any suggestions or want to help with the planning, please send an email to mhvcarescommentbox@gmail.com or contact Fallon with CPMG at (303) 671-6402 x 20. If there are enough interested individuals, we may form an official Block Party Committee. Please refer to the article regarding Community Planning Day for more information.

Already, we have been in contact with our Aurora Neighborhood Liaison, Marsha Osborn, for assistance with planning guides. Ms. Osborn has indicated her intent to attend our June Monthly Board Meeting to further our discussions on this planning. Other City Officials have offered to appear at the party itself to give residents a chance to meet more than just their neighbors and we will be having conversations with local police and fire crews once a date and location is set. Through Safeway's partnership with the Neighborhood Resource Center of Colorado, we already have a gallon of ice cream and some basic party supplies provided at no cost.

With the purse strings held tight this year, we are looking for creative ways to have fun without using HOA dollars. Sponsorships and donations from area businesses would be ideal, but we need volunteers to coordinate such efforts. The Board is already pretty heavily loaded with tasks. If we cannot find financial support, activities will be limited and food may involve a pot-luck approach, but at least it will be a start to something fun. Watch for upcoming newsletters as we will keep you posted with new information as it becomes available.



HARBOR PLAZA CORRECTION

In the April newsletter, an article was posted in reference to Harbor Plaza Storage, a family owned business located at 4411 S. Parker Rd., Aurora, CO 80015. The article portrayed the name as HARVARD Plaza, rather than HARBOR Plaza. Please accept the Board and CPMG's apology for any inconvenience the type-o may have caused. Again, Harbor Plaza Storage is offering the first month FREE to Meadow Hills V residents. Available storage units range in size and price. If you wish to rent a storage space at Harbor Plaza Storage and get your first month's rent free, please contact Dustin at 303-690-2759.

COMMUNITY LANDSCAPE WALK-THROUGH

Thank you to everyone that attended the landscape walk through. After the massive cutting and pruning of last season, our community walk through has proven that good decisions were made. Most of our plants successfully survived the winter with little or no damage. Regrettably, there are a few Juniper bushes that are not looking so good. Some have been flagged for removal with the remaining balance to be monitored and assessed again next spring. There are a few other miscellaneous shrubs and bushes that are in need of having some pruning to the dead portions in an effort to save the plant, while others will need to be removed in their entirety. It is estimated that there is 90% less trimming and pruning than was needed last year. Bids are currently being accepted for the pruning and removal projects. Although the purpose of the walk through was to look at the condition of the various vegetation growing in the community, additional issues were noted such as aphids gone wild on the Aspen and Dogwood trees as well as continuing scale infestation on the Aspen trees. Both of these issues require spraying of the affected plants. Fortunately, spraying has already been budgeted for and has begun for the season. Other items noted on the walk through in need of correction are bird nests in fireplace intake and dryer vents, as well as some deteriorating bricks on the retaining walls. Retaining wall repair is an item that will need to be planned for in a future budget. Fire place intake and dryer vent cleaning is under discussion and bids have been received.



COMMUNITY PLANNING DAY

Meadow Hills V would like have a Community Day. Anyone interested in assisting with planning will find the Board of Directors at the Grill at Meadow Hills Golf Course, 3609 S. Dawson St. in Aurora (303-993-6732) on Sunday, June 12th at 9:30 am for Sunday Brunch. This is an informal planning session. Food and drinks won't be provided by the Board, but attendees are welcome to order brunch at their own expense. Please RSVP to mhvcarecommentbox@gmail.com to allow for adequate seating arrangements.

ANOTHER STEP FORWARD!

As promised in previous newsletters and HOA meetings, the Board of Directors is continuing to expand their methods of improving communication and resident involvement regarding the community. Our latest achievement is not a final product, but rather a stepping stone towards one. We are proud to announce a new "trial" website:

www.neighborhoodlink.com/Meadow_Hills_V where we have begun configuring a page (or rather set of pages) exclusive to our Meadow Hills V community. This current site is free, although we are discussing the option to upgrade to the inexpensive subscription version for the added features it would afford us. Please take a minute to check out the [site](#), create a profile if you'd like, and explore the tools made available so far. Development will be ongoing, so look forward to future enhancements while keeping some important things in mind:

- The current site is completely public, meaning that anyone can see the content, not just residents of MHV. If you choose to post something, please be mindful of the image it portrays for the entire community.
- The site, current or paid subscription, is not permanent (yet). It is intended as a trial to see if this provider fits our needs or if there is enough interest in even having a website.
- Feedback, suggestions and comments are welcome as we work through the fine tuning.
- The appeal of this provider is the simplicity in management and site administration. If you can use email or surf the internet, you can not only navigate, but even modify and administer the site. No specialized IT or Web Admin training is required, saving countless dollars for ongoing support and ensuring long term sustainability.

Hopefully you are as excited as we are to use technology to our advantage for improving accessibility of useful information and unifying our community. This site is just one of many initiatives your board is working on to meet these objectives.

NEW DEVELOPMENTS IN THE WAR ON PET WASTE

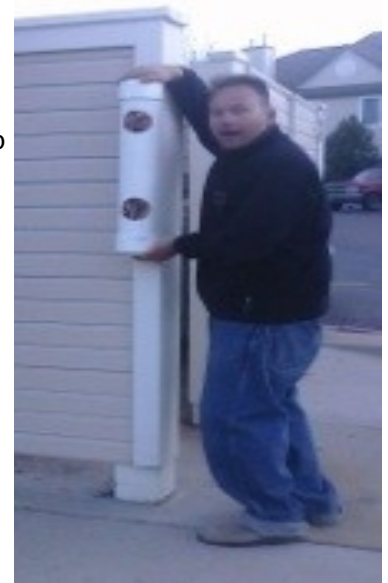
We are all sick of reading articles about the importance of picking up after your pet. Yes, you still need to pick up after your pet every single time, no exceptions. But, maybe now that will be a little easier to do. We have a whole new arsenal of tools to better serve the community's pet population. Over the next month or so, you will see Doggy Bag Stations installed at each dumpster corral. A [Pet Waste Zone Map](#) is now available for alerting [Fallon](#) with [CPMG](#) as to problem areas in the community. Pet waste pickup service is being handled by [Eco-Cutters](#) on Thursdays in conjunction with our landscaping services to reduce build-up for the weekends. We are also looking at pricing for signs to post in problem areas and other suggestions we've recently received.

After almost a year of discussions and research, your Board of Directors has decided to go with Doggy Bag Stations of a DIY design. This familiar design is seen at parks all over the Denver Metro area, including Wash Park and Cherry Creek. Using materials readily available from Ace Hardware, assembled by two volunteers and painted to match our current exteriors, these bag stations are extremely affordable, easily replaceable and do not deter from the beauty of our neighborhood. As a comparison, the cheapest commercially available bag station starts at \$60 per unit whereas the DIY station, including paint and mounting hardware, costs less than \$14! This allows us to not only outfit 11 units throughout the community, but also to keep a small stock of spares for future replacements or expansion, all for less than \$200 for the entire project!

There's a catch, though. We need your help to make these Bag Stations successful. The Board has agreed that the HOA will *not* sponsor the funds to keep these units stocked with bags. So, we are asking for donations....not money, bags! Do you, like most people these days, have a stockpile of old grocery bags you don't know what to do with? If so, here is your opportunity to recycle them in a much appreciated manner. Feel free to stuff your old plastic bags into any of the stations popping up around the neighborhood. Or, if you aren't comfortable doing the stuffing yourself but still want to support the cause, feel free to bring your bags to a Board Meeting, a Board Member or drop them off to Fallon at CPMG.

The [Pet Waste Zone Map](#) is a map of our community with various areas labeled by both number and color for easy reference. The intention of this map is to improve communications, more readily identify hot zones and provide better response to areas in need. Being a color map does pose a problem for distribution. It would be very costly to distribute a printed color copy via a newsletter insert so instead, the Board has opted to post it under the [Pages & Links](#) tab of our new trial website: http://www.neighborhoodlink.com/Meadow_Hills_V/pages. If you are receiving your newsletter electronically, the links above are live and the Zone Map is attached. And, as always, a copy is available at CPMG if you prefer to view a hard copy. (Reminder: Signing up for electronic newsletter delivery is easy. Just send an email to mhvcarescommentbox@gmail.com stating your preference and start enjoying the benefits of direct links, color copies, cost savings and more!).

If you see an area in the neighborhood that is especially problematic with waste, refer to the [Pet Waste Zone Map](#) to identify the color/number of the corresponding zone. Use that color and/or number to send an email or call in a report to [Fallon](#) with [CPMG](#). Fallon and the Board will use the information gathered to address special cases such as adding another bag station, putting up a sign, sending out notices of violation or even coordinating with neighboring communities for support beyond our borders. Through innovation, communication and due diligence, we can and will make this community an enjoyable outdoor experience.



THE 2012 BUDGET

Were you frustrated at the Annual meeting last year when the 2011 budget was accepted despite your objections? Would you like to do something to prevent that from happening again this year? Did you know that budget planning begins as early as July for the following year? Not many people realize that *months* of planning, research, discussion and decisions go into determining an annual budget. It is *not* a quick and easy process. By the time the end of the year rolls around, it is too late to make changes before the new year starts. But...your Board was listening at the last Annual meeting and took note of residents' desire to provide input.

As such, we have decided to try a Budget Committee this year. Volunteers who wish to participate in planning for the 2012 budget are strongly encouraged to join this committee and take part in the process of sorting out the numbers, prioritizing projects and ensuring a strategy for keeping this HOA fiscally strong and responsible. We all have busy lives and time is a valued resource, but if you are willing to devote even 1-2 hours per month to meet with fellow residents for the purpose of designing an optimal 2012 budget, we can align our numbers for next year to avoid another round of frustrations. Current Board Secretary and Treasurer, Shannon Dillavou, will be chairing the committee this year. An initial meet-and-greet will be held on June 12th at The Grill at Meadow Hills Golf Course at 9:30am (Please see the article on Community Planning Day for more information). On that day, we will decide when and where future Budget Committee meetings will be held. Actual Budget Committee meetings and planning work are scheduled to begin in July.

Take an active roll in the decisions being made for your community. If you have ideas but think it's not worth voicing them because you're *sure* someone else is already taking care of it, please consider how little feedback the Board actually gets from the community. On average, between Fallon, the Community Mailbox and the monthly Board meetings, we receive input from maybe 3-5 people on only a small handful of topics. Be that "someone else" you think is out there. We 'd love to hear from you!

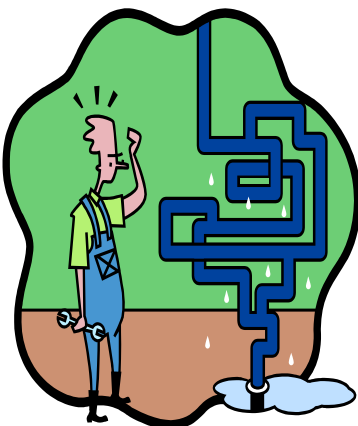
DRIVE WITH CARE: CHILDREN AT PLAY!

As the days get warmer and we are driving around and through our community, let's make sure we stay vigilant for children playing, riding bikes and scooters, etc. It only takes a moment's distraction for an accident to happen. Also, parents, please be sure that your children are paying attention to what is going on around them. Together, we can ensure that Meadow Hills V residents and their children live in a safe, happy community.

OUTSIDE CLEAN-OUTS

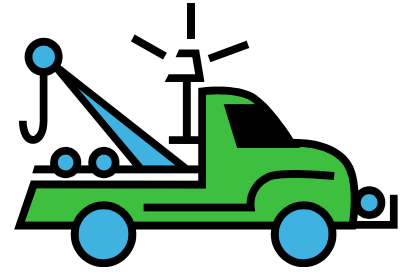
The MHV Board was looking into pricing to install outside clean-outs throughout the community in order to allow main plumbing lines to be cleaned without needing access to the condo units. With the help of Complete Plumbing, the

Board was able to discover that these outside clean-out devices already exist in the community! Outside clean-out's are main sewer lines that allow plumbing clogs and sewer back-ups to be snaked out and addressed from the exterior of the building, rather than having to have a plumber gain access to a unit's interior in the event of a sewer back-up or plumbing issue that requires immediate attention. There is an outside clean-out located at each building in the MHV community. The Board has already received pricing on cleaning out the outside clean-outs and main sewer lines in the community for future budgetary purposes. Knowing that these devices already exist in your community will also allow the Board to perform preventative maintenance on the main plumbing system of the buildings.



NEW PARKING LOT MONITORING SERVICE

As of May 1, 2011, the Meadow Hills V community parking lots are being routinely monitored for vehicles in violation. The parking lot monitoring is a complimentary service to the Association that is performed by Maxx Monitoring Division. Maxx Monitoring tickets vehicles in violation with 72 hours notice to allow the vehicle's owner time to comply. Residents should pay close attention to the following list of vehicles that will be considered in violation on the property to ensure that their vehicle will not be ticketed for 72 hour towing:



- Vehicles without current license plates or tags
- Vehicles that are considered inoperable or abandoned (vehicles considered inoperable: vehicles with flat tires, missing tires, broken lights or physically deemed inoperable)
- Vehicles parked in the fire lane or blocking driveway access. **Please Note: Vehicles parked in the fire lane will be towed immediately without notice!**
- Vehicles parked in deeded or assigned parking spaces that do not belong to them

If you notice that a vehicle that does not belong to you is parked in your deeded or assigned parking space, you may contact Maxx Monitoring Division at (720)-382-1667 to have the vehicle removed from your parking space, but you must have your deed available at the time of towing to show proof of the parking space pertaining to your unit.

If you have a vehicle that is currently in violation, the Board and CPMG are willing to work with you to give you some time to get your vehicle violation corrected so that it does not get ticketed and towed from the property. For additional information on the new parking lot monitoring or to request an extension to bring your vehicle into compliance, please send correspondence to the MHV Board of Directors at mhvcarescommentbox@gmail.com or Fallon@withCPMG.com.

2011 PAINTING PHASE

It's time for the next phase of painting to begin in the community! This year, the Association has contracted with Wall 2 Wall Painting, LLC to complete the next phase in the painting project. The buildings being painted in this year's phase are 3912 S. Carson St., 3952 S. Carson St., 3992 S. Carson St., 4024 S. Carson St., 3993 S. Dillon Way and 3995 S. Dillon Way.

The carpentry work for all 6 buildings began on May 9, 2011 and is scheduled to be completed by May 27, 2011.

Following is the tentative painting schedule for the buildings in the 2011 phase. Remember, this schedule is weather permitting and subject to change:

Week of May 30, 2011: 4024 S. Carson Street

Week of June 6, 2011: 3992 S. Carson Street

Week of June 13, 2011: 3952 S. Carson Street

Week of June 20, 2011: 3912 S. Carson Street

Week of June 27, 2011: 3993 S. Dillon Way

Week of July 11, 2011: 3995 S. Dillon Way



Prior to each building being painted, CPMG and Wall 2 Wall Painting will post notices on the front doors and garage doors of each unit pertaining to the building being painted. The painting phase *does* include the staining of the decks, so please be sure to remove all personal items from your balconies if you live on the 2nd level to ensure that the staining of the decks is properly executed. The Board, CPMG and Wall 2 Wall Painting thank you for your cooperation throughout the painting project.

MEADOW HILLS GOLF COURSE

Summer is here! Do you realize that you live next to Meadow Hills, one of the best and most affordable public golf courses in Aurora? The Meadow Hills Golf Course has the look and feel of an old country club, with signature tree-lined fairways and lush grounds. It is traditional golf at its finest and is ranked by Golf Digest as a Colorado favorite. Tee times are very affordable: \$29 Monday through Thursday and \$35 Friday through Sunday. Additionally, the first child under 17 with an adult is free and additional children under 17 are \$5, Tuesday through Thursday after 2pm. Group and single golf lessons are also available. For more information, please call the Pro Shop at (303)-690-2500.

Whether you are a golfer or not, don't forget about the Grill at Meadow Hills Golf Course. Start your day with a leisurely breakfast, brunch or lunch from their full service menu. If you're on the go, enjoy one of their famous breakfast burritos made fresh daily with homemade green chili. Golfers and non-golfers alike look forward to Chef Jaime's eclectic daily specials. Relax and join friends on the patio with a beautiful view of the golf course and the Rocky Mountains. Enjoy some appetizers, or just sit back and relax with a few cocktails.

The golf course can also help plan your next special occasion or plan a golf tournament. Their full service banquet room is available for banquets, holiday parties, birthday parties, retirement parties and much more.

For additional information, please call (303) 993-6732.



TAKE PRIDE IN YOUR COMMUNITY GROUNDS

With warm weather in full effect, residents and pets will be outdoors much more frequently. When living in a shared community, it is important for residents to be courteous of their neighbors and community grounds by keeping the areas surrounding their units in clean, sanitary and attractive condition. Following are some tips to follow in order to ensure a clean, pleasant community:

- Residents who are smokers should always properly dispose of their cigarette butts. Cigarette butts should not be disposed of onto the common areas or grounds in the community.
- Trash bags should be properly secured prior to being placed in dumpsters to ensure proper removal and disposal of all trash and debris from the community.
- Properly bagged pet waste should be immediately disposed of into a trash can or dumpster.
- All litter and debris from food and drinks should be properly and immediately disposed of and should not be left in the common areas.
- Carports should be free of trash, debris and personal items.

Residents can also report specific areas with trash and debris to the Board and CPMG by utilizing the Pet Waste Zone Map that is available on the new community trial website for MHV, www.neighborhoodlink.com/Meadow_Hills_V.

Your Board of Directors and Management Team would like to thank you for your efforts in keeping Meadow Hills V a beautiful place to live!



Meet the CPMG Team

Assoc. Manager Fallon Redmond 303-671-6402 Ext. 20

Email: Fallon@withcpmg.com

Main Number : 303-671-6402

Finance: 303-671-6402 Ext. 22

FAX : 303-671-6430

CPMG President Lynda Reifman : 303-671-6402 Ext. 16

CPMG is located at:

2620 S. Parker Road, Suite 105

Aurora CO 80014

Office hours are 9:00a.m. to 6:00p.m. M-F

Closed from noon – 1:00p.m. for lunch

MEADOW HILLS V **CONDOMINIUM ASSOCIATION**

BOARD OF DIRECTORS:

Lauren Hauert, President

Mike Kloverstrom, Vice President

Shannon Dillavou, Secretary/Treasurer

The Meadow Hills V Board of Directors meetings are on the 4th Wednesday of each month at 6:00pm at CPMG. This month's meeting will be held in the building's main lobby at 2620 S. Parker Rd., Aurora, CO 80014

THE NEXT MEETING WILL BE ON MAY 25, 2011 @ 6:00PM.

The agenda includes an opportunity for homeowner comment for the betterment of the Association. If you cannot attend a Board meeting and would like an item addressed by the Board, send your written comments to mhvcarecommentbox@gmail.com.

For After Hour Emergencies, call 303-671-6402 and follow the prompts.

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

Meadow Hills V Condominium Association
c/o Colorado Property Management Group
2620 S. Parker Rd., Suite 105
Aurora, CO 80014