



# CHERRYWOOD PARK HOMEOWNERS ASSOCIATION, INC.

Fall, 2008

## Avoid Foreclosure

If you are facing foreclosure or struggling to make monthly mortgage payments, help is available in Thornton. ACHA Foreclosure workshops are held the first and third Wednesday of each month. Reserve your seat by calling 303-538-7587. Free one-on-one counseling is available. Contact a housing counselor at 303-227-2075, option 4, or call the Colorado Foreclosure Hotline: 1-



## Community Pride Comes From Owners



Providing basic property maintenance enhances property values for both yourself and your neighborhood. We need everyone to take pride in their community by following a few simple standards:

- ◆ Please remember to follow City codes regarding storage of trash containers in your garage or behind your fence. It's one of the best ways to improve property values in the community.
- ◆ Keep your lawn mowed at least weekly and provide ongoing weed control to help maintain an attractive neighborhood and enhance property values.
- ◆ Keep your pet(s) on a leash and pick up after them. It's a great way to be a good neighbor!
- ◆ Park vehicles in your garage instead of on the street or driveway. This helps decrease visual clutter, keeps the neighborhood looking attractive, AND protects your expensive vehicle from harsh weather elements.

## Fire Hydrant Parking Safety



Just a reminder from the City of Thornton that parking is prohibited within 15 feet of a fire hydrant. Please, do our firefighters a favor and park vehicles clear of fire hydrants. If you have any questions regarding parking, please contact the City of Thornton at 720.977.6500.

## Board Nomination Interest

The Annual Meeting of the Members will be held in October (date and time to be announced later). Two positions on the Board, those currently held by President Dale Olson and the position vacated by Kim Gifford, will be open for re-election. If you are interested in serving on the Board, please submit your name and qualifications on the reverse side of this newsletter prior to September 6, 2008.

### Do You Know?

- \* Cherrywood Park Homeowners Association, Inc. consists of 208 single family homes. The two builders for this association were Richmond American Homes and Meadow Homes.
- \* The Association maintains approximately 1.5 acres of irrigated landscape.
- \* There are three other homeowner associations in the area known as Cherrywood. Each of these Associations is responsible for their separate areas of maintenance.

The ULTIMATE paint job!



NEVER PAINT  
YOUR HOUSE  
AGAIN!!

Contact Dale Olson  
for more information:

Phone: 303.450.1767

Email: [olsondale@msn.com](mailto:olsondale@msn.com)

[www.rhinoshieldco.com](http://www.rhinoshieldco.com)

## BOARD OF DIRECTION NOMINATION INFORMATION

The Cherrywood Park Homeowners Association will hold its Annual Meeting of the Members this fall (date to be announced). The purpose of the Annual Meeting is for the members to have an opportunity to ratify the budget for next year and to elect two members to fill the board positions currently held by Dale Olson and the position vacated by Kim Gifford that are expiring. If you are interested in serving as a Board member, please complete the following interest form and submit it to the management company prior to September 6, 2008 so that your name can be included on the ballot.

**Time Commitment:** includes the attendance at quarterly board meetings per year which generally last between 2-3 hours in length.

**Term:** Three years.

**Duties:** includes but is not limited to the fiscal responsibility for adoption of the annual operating and reserve budgets, approval of association bills for payment, approval of contracts with vendors, enforcement of the Covenants, Conditions and Restrictions, and oversight responsibility for maintenance of the common areas of the association.

If you are interested in being nominated for a board member position, please notify Prokopiak Management Company, 13700 Troon Court, Broomfield, CO 80023-9587, or fax your response to 303-466-7602 no later than September 6, 2008.

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Please include my name on the ballot to serve as a board member for Cherrywood Park Homeowners Association, Inc.

\_\_\_\_\_/\_\_\_\_\_  
Name (Please Print) Address

\_\_\_\_\_  
Phone #(home) (work)

Please include a brief description of your interest in serving on the Board as well as any qualifications that you feel are relevant. This information will be included with the ballot.

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# Safety Alert for Parents

## Design Review Process

Submission of plans to the Design Review Committee (DRC) prior to installation of any exterior improvement on your property is required. Examples of improvements include, but are not limited to, all landscaping (front and rear yards), fences, sheds, air conditioners, play equipment, decks/patios, security doors, house repainting, dog runs, etc. Submission of detailed plans serves as a protection to you in several ways.

First, the DRC members review your plans to assist you in staying in compliance with the association rules and regulations. If you proceed without first obtaining approval for your plans, you are taking a risk that you may be constructing something incorrectly. It's much less costly to submit your plan and modify your purchases accordingly than it is to be required to change an improvement after it is built.

A second protection that the DRC approval process offers is the peace of mind you have if a neighbor dislikes your improvement and registers a complaint. You can refer to your approval letter that indicates you are in compliance with the association standards.

The DRC generally processes requests within a few days, so please prevent costly mistakes by submitting plans **BEFORE** you install.



## Pet Courtesies

Please be a good neighbor by doing the following:

- If your dog's barking cannot be controlled, please keep it inside at all times.
- Please keep your animals leashed at all times and do not allow your pet(s) to use a neighbor's yard to do their business. Your pet's #2 can quickly become your neighbors' #1 irritation.
- Remember that the leash law applies to cats as well as dogs.

Complaints about barking dogs and unleashed animals should be directed to the City of Thornton Animal Control (720-872-6012).

## Fence Stain



If you plan on staining your fence, please remember to use one of three approved stains for your fence. The following are the only approved stains (oil-based):

- ⇒ Clear, non-pigmented preservative
- ⇒ KWAL Dune Grey ; this is the stain used on the Association's perimeter fence.
- ⇒ Behr Tuscan White solid stain (available at Home Depot).