



# CHERRYWOOD PARK HOMEOWNERS ASSOCIATION, INC.

Winter, 2009

## Avoid Foreclosure

If you are facing foreclosure or struggling to make monthly mortgage payments, help is available in Thornton. Foreclosure prevention workshops are scheduled periodically. Check the calendar on the City of Thornton web site: [www.cityofthornton.net](http://www.cityofthornton.net) for more information. Free one-on-one counseling is available. Contact a housing counselor at 303-227-2075, option 4.

## Mandatory Matters

Senate Bill 100 requires Associations to provide information and disclosures to residents on an annual basis. This newsletter notice serves as the annual reminder to residents that all Association governing documents, meeting minutes, financials and disclosures are available on the Association's web site: [www.cherrywoodpark.org](http://www.cherrywoodpark.org).

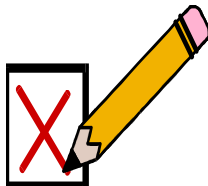
## Parking Safety

Please park your vehicles in your garage or driveway as much as possible and do not park on 137th unless absolutely necessary as it makes it difficult for residents to have a clear view of traffic when turning onto 137th from the side streets.



## Annual Meeting Update

The Annual Meeting of the Members was held on October 6, 2009 at Fire Station #5. The membership voted to ratify the 2010 Budget and elected Joe Letkomiller to serve another 2-year term on the Board. Dues will remain at \$100 every 6-months as in 2009. A HUGE THANK YOU to the few residents who sent in their ballots so that we barely achieved our quorum requirements. Your willingness to mail in your ballot helped the Association save approximately \$200.00 in mailing and printing costs if we had to send new ballots to everyone due to a lack of a quorum on the first notice. It may seem silly to require that votes be mailed when the board member seeking re-election is running unopposed but we must follow Colorado regulations, so please remember next year to send in your ballot so that we can meet our quorum requirements.

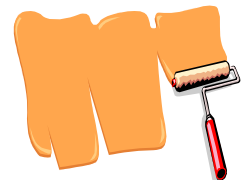


## Fence Stain

Recently, an official-looking flier advertising fence staining was distributed throughout Cherrywood Park. While the Board certainly encourages residents to keep their fences in good condition, a word of reminder is given to be sure you use the correct 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 DP507 solid stain (available at Home Depot).



## Board of Directors

PRESIDENT: Dale Olson  
 VICE PRESIDENT: Joe Letkomiller  
 SECRETARY: Theresa Lalan-Fabry

MANAGEMENT: Prokopiak Management Company  
 13700 Troon Court  
 Broomfield, CO 80023  
 303.466.2432  
 303.466.7602 (fax)

## We're On the Web [www.cherrywoodpark.org](http://www.cherrywoodpark.org)

If you need Design Review forms or other information about your Association, you can access this information at the Association's web site listed above.

The Association is also required to provide annual disclosures regarding your governing documents and financial information as well as policies and procedures. This information is provided on the Association's web site for you to use at any time.

## 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 four other homeowner associations in the area known as Cherrywood Park Filing No. 1, Cherrywood Park II, Cherrywood Park III, and Cherrywood Park at the Vistas. Each of these Associations is responsible for their separate areas of maintenance, and each has separate governing documents and regulations.

## 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 is 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 process requests within a few days, so please prevent costly mistakes by submitting plans **BEFORE** you install.

The **ULTIMATE** paint job!

**Rhino Shield**  
Ceramic Coating

**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)