

KIPLING KLUB

Home Owner's Association

Summer/2020

NEWSFLASH

It's time for a newsletter, to bring you up to date on changes, notices, problems and issues. Please remember, we value your input and welcome you to bring your concerns to us and be a part of the solution!

James Robson, our property/association manager for Kipling Klub, at Realty One Property Management, can take your calls for any concerns or questions.
303.834.0311

Dial 911 for emergencies, such as police, flooding, fire, or things that would require the city and county to respond.

Front Range Patrol has been patrolling the property daily. You may call Front Range Patrol at **303.591.9027**, to report any pool violations, noise complaints, parking violations, etc. Patrol officers are available 24 hours a day, 7 days a week.

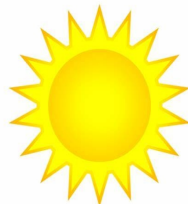
Swimming Pool will open Memorial Day weekend and close Labor Day Weekend. We have enclosed the pool rules and the COVID-19 Rules. Please be sure to read the rules carefully and if you have any questions or concerns contact the management company. If you are in need of a pool key, please visit our website at www.ropmco.com to download and submit the Pool Key Card form. Newly issued key cards will cost \$25.00.



Pet owners, your dogs must be leashed and their waste cleaned up immediately. **Failure to clean up dog waste may result in a violation and fines/clean up fees.** Please keep your dogs off the landscaped areas and out of the mulched areas. Pets should not be left on patios alone for long periods of time. All pets shall be restrained from making loud, repeated or annoying noises.



PARKING IN VISITOR SPACES IS NOT ALLOWED by any owners or tenants. **Violators** will be towed at the owners expense. Households with more vehicles than reserved spaces must park extra vehicles in the street. Visitor parking for guests is limited to 24 hours in one visitor parking space.



With warm weather approaching please remember that **your noise/music/smoke** extends beyond your porch and patio, possibly affecting your neighbors. Excessive smoke coming from your patio is a nuisance and can be a violation, with complaints resulting in possible fines. Loudness needs to be decreased @ 9:00

pm. Try taking it indoors then and keep your neighbors as friends. Have a good time while keeping your neighbor's comfort and quiet needs in mind.

BBQ Grills: Please remember there are **NO 20 lb** propane tanks allowed on the property. There is a \$500.00 fine for any 20 lb tank stored on the property (inside or outside a unit), empty or full. The only tank sizes allowed are 1lb or 2 ½ lb tanks. All charcoal, wood, and pellet grills are also not permitted on the property.

Trash: Please keep in mind that trash may **NOT** be left out on patios, or stairs/landings, for any amount of time. Please properly dispose of trash immediately and fold all cardboard boxes before disposing. Failure to properly dispose of trash may lead to rodent/insect concerns. The association dumpsters are for resident household use only (**NO LARGE ITEMS**) and **NOT FOR ANY COMMERCIAL/CONSTRUCTION** dumping. Any resident or non-resident caught dumping illegally will be fined. Also, please be aware that exclusive use areas, such as carports and front porch areas must be maintained by the owner/resident, including trash pickup (cigar and cigarette butts, oil stains, leaves/debris, etc.



Please keep your driving speeds down and be on the look out for children playing. Please follow directional signs in driveways and make sure guests follow all signs as well. If you observe bad behavior, play a role in stopping it by calling our association manager or the police. Find out where they live and notify our association manager with any pertinent information.