

OXFORD DOWNS

Home Owner's Association

New Year / 2023

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!

BOARD MEETING: The next Board meeting will be held by ZOOM. The board will pick a date and notify residents by mail. All homeowners are encouraged to attend.

DIAL 911 FOR EMERGENCIES: such as police, flooding, fire, or things that would require the city and county to respond.

REMEMBER: that **your noise / smoke** extends beyond your porch and patio, possibly affecting your closer neighbors. Loudness needs to be decreased @ 9:00 pm. Have a good time while keeping your neighbor's comfort and quiet needs in mind.



TRASH: Please keep in mind that trash may **NOT** be left out on patios, or back stairs/landings, for any amount of time. Please properly dispose of trash immediately. Please place trash in dumpsters. 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 and or prosecuted by the local authorities.

PET OWNERS: your dogs must be leashed and their waste cleaned up as you (they) go, using the Pick-Up Stations available. Failure to clean up dog waste may result in a violation and fine. As **common**



courtesy to others, please walk your dog on the **Outside Perimeter** of the complex. Please keep your dogs off the landscaped areas and out of the mulched areas. **Do Not** tether your dogs outside. All pets shall be restrained from making loud, repeated or annoying noises.

PEST CONTROL: Owners/Tenants are responsible for preventing and controlling the spread of insects and other pests that may infest their homes and their neighbor's home. Make sure you are not adding to "the problem" by avoiding pest control. Our recommended pest control company is: **American Pest Control** at 303.627.5800.

SNOW & ICE: The Association contracts with a professional vendor for snow removal. The triggers for snow removal are 2" on the sidewalks and front steps, and 4" in the drive lanes. Snow removal may not begin until the accumulation has stopped.

Owners are responsible for snow removal under their carports. Snow removal by the Association does not mean that snow will always be removed down to a bare sidewalk. The freeze/thaw cycle is common with our Colorado winters. We have provided ice melt throughout the community to address this situation. If you are not sure where the ice melt is stored, or you see an empty container, please report it to our community manager, Jim Robson, immediately. He can be reached via email at jrobson@ropmco.com or by phone at (303) 834-0311. Please note that snow removal protocols are subject to change during major snow events and multiple visits may be necessary. There are inherent risks associated with winter conditions in Colorado, and residents must exercise caution when walking or driving if ice and snow are present. Remember too, that the Association's Declaration limits the Association's liability for injury or damage caused by snow or ice.



STORAGE / DECKS: Please refer to **Section B.7 Patios & Balconies**. No Storage of any kind is allowed on the patios and balconies. The association will start issuing violation letters for Owners/Residents that are continuing to violate this rule.

FRONT RANGE PATROL: has been patrolling the property daily. (303.591.9027) They can be called if needed! They have been noting violations, which may be as simple as toys left on sidewalks and common areas to expired tags and cars parked illegally. Please remember, parking in front of carports and patios is a fire hazard and is illegal. City ordinances mandate that vehicles must be parked in designated parking spaces or on the street. Also, tenants and/or owners are **NOT** permitted to use visitor/guest parking for over 24 hours. Vehicles that continue to park illegally or without proper registration are subject to fines and/or can be towed. Abandoned and/or inoperable vehicles are not permitted at any time.



WASHING MACHINES: are now blue-tooth for payments. (**NO QUARTERS**) As always: Any issues with payments or machines not working, must be reported to the property manager. Calling the Board only slows down the repair process.

PROPERTY/ASSOCIATION MANAGER: James Robson, is our property manager for Oxford Downs. He can be reached at Realty One Property Management and can take your calls for any concerns or questions. 303.834.0311