

CINNAMON VILLAGE II



C/O Metro Property Management, 10800 E. Bethany Drive, Suite 235, Aurora, CO 80014
Manager@MetroPropertyMgt.com 303.309.6220

HOA UPDATE

By Cliff Colson, Board President

I wanted to take this opportunity to thank all of you for your cooperation during the resurfacing and painting of the parking lot areas. When the ‘new board’ was seated this year, we all realized that this project was our #1 priority. Through this project, as well as the issuing of rear view mirror hangars documenting each residences ‘two cars per home’ rule, Cinnamon Village II is a little bit better off today than it was just a few months ago. **Hang tags will be sent to each home in January.** I would like to reiterate that the rules dictate each household is allowed only two cars on the property. Your assigned spot and one non-reserved spot. If you anticipate over night or weekend guests, guest parking hangars will be available from Metro Property Management after homeowner hang tags are distributed. Please realize that any replacement of guest hangars as well as those issued to each household will cost \$50. Once we are confident that all hangars are in place, Brownstone Security will be ticketing those vehicles that are not displaying hangars and without response to those tickets, those vehicles will be removed from the lot and the owner of the vehicle will be responsible for all costs involved.

Based on their excellent service and communication this past summer, on such short notice, we have approved Supreme, current landscaping firm, as the snow removal company for this upcoming winter season. Please be aware that this will be their first winter season on our property and ‘situations’ will occur. However, I’m convinced that they will learn from any mistakes that may happen and we will see much better results than we have experienced over the past two-three seasons. Please realize, we cannot afford to have sidewalks and lots shoveled and plowed on a

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continual basis throughout any storm cycle. Our main goal with Supreme is that once any storm ends, all sidewalks will be cleared until they are finished. Always remember please, that when ‘big ones’ hit, it’s not just happening at CVII and we need to do our best to look out for each other. have sidewalks and lots shoveled and plowed on a continual basis throughout any storm cycle. Our main goal with Supreme is that once any storm ends, all sidewalks will be cleared until they are finished. Always remember please, that when ‘big ones’ hit, it’s not just happening at CVII and we need to do our best to look out for each other.

Since January of 2016, Cinnamon Village II homeowners have paid over \$4,000 in ‘extra pick-ups’ of trash items from all the dumpster areas on the property. The list includes: televisions, refrigerators, entertainment centers, doors, tires, sofas, construction fall-out and many more descriptions of what I describe as ‘stuff you could actually make a buck on’. As president of this HOA, I would like to see our fees and reserves being utilized for much more positive needs. Moving forward, if you see a ‘neighbor’ or someone from off our property utilizing the dumpster enclosures for anything other than normal household trash, please, take a picture, get a license plate number, whatever it takes and report it to

Molly Ryan immediately. Soon, a number of phone numbers will be provided through Metro's web page of companies and agencies that you can contact to dispose of items, not considered household trash.

We are thrilled to announce quorum of the members was achieved for the 2016 Annual Meeting. Long time board member, Jim Williamson is in the process of selling his property and determined not to stand for re-election. Jim approached his Board responsibilities with great care, understanding and expertise over the last 20 years. As treasurer, he has been a 'rock' for this community in insuring that finances are in balance, managed to the letter of the law and that our purveyors are paid in a manner consistent to solid business practices. Jim will be sorely missed. We welcome Michael Ranisate to the Board! Michael and his wife, Stephanie have lived in the community for about one year and regularly attend the Board meetings. Michael has accounting and auditing software experience and will be a great asset to Cinnamon Village II as we move forward in the future.

I will do my best in 2017 to make these 'updates' just a bit more frequent. With great respect to all of us at Cinnamon Village II,
Cliff Colson- Board President

COVENANT ENFORCEMENT

Cinnamon Village II has the following covenant enforcement process.

Homeowners with a violation will receive a First Violation Notice intended to notify the owner there is a covenant violating condition or behavior associated with their home. The letter is sent to the owner and the resident is copied. If the violation continues, a Hearing Notice is sent asking the owner to attend a hearing before the Board or a committee duly appointed to discuss the ongoing issue. If the violation is

not resolved, the Board or committee may impose a First Violation Fine of \$50.00. If the violation continues, subsequent hearings will be scheduled where fines of \$100.00 and \$200.00 may be imposed.

(cont.)

If the violation remains, the Board can send the file to the Association's attorney for action. All attorney costs are assessed back to the owner for covenant violations or for collection action per the Association's governing documents.

We hope you find this information helpful and the Board does not wish to see any member at a hearing. Cinnamon Village II is a very nice, Homeowners Association. Residents are mostly responsible and take pride in the appearance of the community. We would like to take a moment to remind residents and owners that personal property is not be stored in the commonly maintained areas in front of the homes.

This condition has been observed in the community and the Board would like to prepare owners and residents for the enforcement of the Association's Rules and Regulations. Personal property left in the commonly maintained areas detracts from the clean and consistent community aesthetic. It is also difficult for the vendors to perform their services.

Rules and Regulations along with all of the documents can be found on the Association's website.

HOA WEBSITE
METROPROPERTYMGT.COM

FIND HOAs
FIND CINNAMON VILLAGE II
HERE YOU'LL SEE GOVERNING DOCUMENTS,
FINANCIALS, MINUTES AND NEWSLETTERS

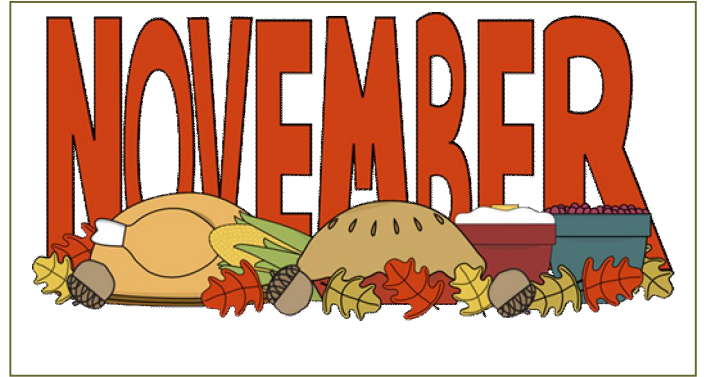
WAYS TO PAY ASSESSMENT

By Management

At Metro Property Management, we would like to remind you of the variety of ways available for you to pay your HOA assessments. Choose the method best suited to your needs.

- **ACH WITHDRAWAL** is the method many owners choose because once set up, this method requires no additional effort by you. Payments will be made regularly and on-time by us so that you have one less thing to keep track of. If you are interested in ACH Withdrawal, you simply need to obtain the ACH Withdrawal form from our website or office. We will ask you to fill out the form and attach an original voided check which you will return to our office. HOA auto debits are performed between the 10th and 15th of each month.
- **ON-LINE PAYMENTS** can be made by you directly to Cinnamon Village II's bank account using your checking account or credit card by following this internet link; http://www.mutualofomahabank.com/association_banking/homeowners_renters.php.

Once you arrive at the Mutual of Omaha site,



you will be asked for a management company code.

The Management Company code is 0302 (all numeric). You will then be asked for the Association ID code. In the case of Cinnamon Village II, this code is CIVI. (All alpha). You will also need your account number for the Association to complete your on-line payment. This method is a convenient way for you to make one-time payments or recurring payments at any time of day or night.

- **PAYMENT BY CHECK OR MONEY ORDER** is the traditional method where homeowners mail payments to management's office to Metro Property Management, 10800 E. Bethany Drive, Suite 235 Aurora, CO 80014. Please make checks payable to: Cinnamon Village II Homeowners Association.

Please remember that the monthly due date for the assessments is on the 1st of the month. Payments received after the 15th will result in a \$25 late charge. A late fee will be assessed monthly as long as the account remains delinquent.

If you have any questions regarding any of these methods of payment, please feel free to contact Metro Property Management at 303.309.6220.

BOARD OF DIRECTORS

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PRESIDENT

CLIFF COLSON

VICE PRESIDENT

LOTTIE STEERE

TREASURER

MICHAEL RANISATE

SECRETARY

MELISSA HOUSE

MEMBERS AT LARGE

TONY GIANCERETTI

NEXT BOARD MEETING DATE:

TUESDAY, JANUARY 17 AT 7:00PM

METRO PROPERTY MANAGEMENT, SUITE 235

AURORA CO 80014

WATCH THE WEBSITE FOR THE AGENDA AND SPECIFICS

OR CALL THE OFFICE AT 303.309.6220



Useful Contact Information for Cinnamon Village II Homeowners Association Residents

Arapahoe County Animal Control	720.874.6750
Arapahoe County Parks and Recreation	720.874.6500
City of Aurora Neighborhood Services	303.739.7280
City of Aurora Water	303.739.7370
Metro Property Management	303.309.6220
After Hours Property Emergencies	303.435.7577
Mission Viejo Library	303.326.8600
South Metro Fire and Rescue	720.989.2000
Tri County Health Department	303.220.9200