

# *Parkview Heights HOA Newsletter Topics*

## *May 2025*

### Upcoming Quarterly Meeting

The next meeting of the Parkview Heights Homeowner's Association will take place on June 26<sup>th</sup> at 6:30 PM in the garage located at 22277 E. Lake Lane. All homeowners are welcome to attend or submit any concerns or questions via email to Dan Anderson

[danderson@metropropertymgt.com](mailto:danderson@metropropertymgt.com).

### Annual Spring Walk-Through

Every year the Board of Directors and management conducts an Annual Spring Covenant Inspection Walk-Through of the entire neighborhood. This year's walk-through took place on Saturday April 26<sup>th</sup>. The Board inspected (from the street) each and every house and lot for maintenance items such as broken fence pickets, worn stained fence lines, worn painted homes, weeds, dead or dying trees and plant life including grass, oil-stained driveways, worn cracked concrete driveway pads plus overall cleanliness and appearance of the property. Especially throughout the growing season, management continues to inspect the neighborhood on a regular basis. Please know, the Board has instructed management to use a very critical eye when inspecting plus to follow through with attorney approved notices that could very well include fines if violations are not corrected in a timely manner.

### Annual Garage Sale Is scheduled

#### For May 31<sup>st</sup> And June 1<sup>st</sup>

Saturday May 31<sup>st</sup> and Sunday June 1<sup>st</sup> will be our annual GARAGE SALE. Our large sign will be posted at the corner of Smoky Hill Road and Riveria Way. All homeowners are welcome to participate. It is a great opportunity to round up unwanted and no longer needed items and to make a few dollars selling them to others.



### Free Household Disposal Weekend On June 7<sup>th</sup> And June 8<sup>th</sup>

Our trash company HBS will provide us with one large roll-off dumpster located at the end of Rome Ct. on the north end of our community plus a second dumpster located on the east end of East Alamo Lane. Dumpsters will remain in place during the weekend of June 7<sup>th</sup> and 8<sup>th</sup>. This was very popular last summer and fall so you may want to get your junk in the dumpster

as soon as you see the roll-offs arrive. Please do not over fill the roll-offs. The Fill Line is 6" below the top of the Dumpster. If overfilled, the HOA will be charged extra.

## Summer Reminders

- The kids will be out of school soon and playing outdoors. Please be reminded that the speed limit in residential areas is 25MPH. Slow down and be alert. Please remind teen drivers to do the same.



- The change of seasons is a perfect time to change your filters to keep cooling systems working efficiently plus checking smoke and carbon monoxide (CO) detectors. Smoke detectors should be tested once a month and the batteries changed once a year. Smoke detectors should be replaced if they are > 10 years old, fail the monthly test, or continue to chirp after replacing the battery. Most detectors are installed at the same time, so experts recommend replacing all connected smoke alarms at one time, even if some are still working.
- Security is everyone's responsibility. Please leave your outdoor lights both in front and at the rear of your home on all night. Light is the greatest deterrent to crime. Consider switching your outdoor bulbs to efficient LED's which are very affordable to operate. If you notice a neighbor's garage left open after dark with no one around, give them a heads up. It is not a bad idea to lock your cars even when they are parked in your garage. Thieves are crafty these days and looking for opportunities to steal. Never, ever leave valuables in your vehicles, especially those parked on the street. Report on all suspicious activity to the Arapahoe County Sheriff's Department 303-785-4711.
- Spring is here and some trees hold onto their leaves most of the winter. Please remove all dead leaves from your property which will help prevent blowing away leaves. Also, out of courtesy to your neighbors and neighborhood, in general please keep yards clean and maintained at all times.
- There have been noise and safety complaints along South Tempe Way about kids riding loud fast bikes on the sidewalks. Please discontinue this practice.

➤ Outside Wood Burning Fire Pits and Chimineas Are Not Allowed  
7.7.11 states “No activities shall be conducted on any Lot, Common Area or Licensed Property and no Improvements constructed on any Lot, Common Area, or Licensed Property which are or might be unsafe or hazardous to any person or property. Without limiting the generality of the foregoing, no firearms shall be discharged upon any Lot and no open fires shall be lighted or permitted on any Lot, except in the contained barbecue unit while attended and in use for cooking purposes or within a safe and well-designed interior fireplace.”



In light of the Marshal Wildfire, it may be time to review your insurance coverage with your insurance agent.

City of Centennial emergency phone numbers:  
Fire Department (651) 792-7900  
Sheriff's Department [\(303\) 795-4711](tel:3037954711)

## Calling For All Emails

From time to time the Association needs to broadcast information to the entire community. The easiest and most efficient way to do this is through email communication. As such, we do not want anyone in the neighborhood to miss these notifications. Please send your email address to Dan Anderson at [danderson@metropropertymgt.com](mailto:danderson@metropropertymgt.com).

## Don't Forget The DRR Form!

If you plan to paint your home or remove and or add new plant life or..... please know that all exterior changes to your Lot (structural and or landscape) require HOA approval. Please complete a Design Review Request Form (found on the Associations website metropropertymgt.com and the Homeowner Portal) then submit it to management. In turn, your submittal will be reviewed by the Parkview Heights HOA Volunteer Review Committee for possible approval. You will receive an HOA response in a timely manner.

## On A Positive Note!!!

Over the years, many HOA owned trees have been lost due to age and/or weather. Along with other plant-related projects, the Board approved eleven new replacement trees to be installed along Riveria Way. The Board also approved a sidewalk clearance prune along Riveria Way plus skirting of the low hanging pines along Smoky Hill Road. This springtime project is not complete.



## On An Even Larger Positive Note!!!

The Board approved replacement of the dated and worn three rail vinyl fence lines that separate backyards on the east and north sides of the community from the open space. Last year a



homeowner survey was conducted which revealed that the majority of those that replied preferred replacement TREX material as opposed to the same vinyl material used during original construction. Proposals were received and reviewed. The Board awarded/approved Commercial Fence and Iron Works the project at a cost of \$177,879.80 which will be paid for out of the Associations Reserve Account. This work will take place in the fall of this year. Once ready, an in-depth project plan will be shared with the affected homeowners along the greenbelt.

On Behalf of the Parkview Heights HOA Board of Directors

Have a wonderful summer at Parkview Heights! Stay cool, have fun, plant some flowers, tend a garden, have a barbecue, get to know your neighbors better and look out for each other.

Respectfully,  
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