



# The Manor Banner

August 2010

*"Neighbors Committed to Community"*  
<http://cmpoaonline.tripod.com/>

## CALENDAR OF EVENTS 2010

### Block Party -

Saturday, September 18<sup>th</sup>

### Dumpster/Recycling Drive –

Weekend of  
September 24<sup>th</sup>

### Christmas Party –

Saturday, December 4<sup>th</sup>

Mark your calendars!



## BLOCK PARTY Saturday, September 18<sup>th</sup> Noon – 3 P.M.

The whole neighborhood is invited to the Oktoberfest Block Party! Geddes Circle will be blocked off at the top of the circle. The party will be in front of 5102 W. Geddes. The main dish (bratwurst and hot dogs) and drinks will be provided. Please bring a side dish or dessert to share. A – J bring a dessert and K – Z bring a salad / side dish.

There will be games for the kids, including the ever popular body bowling. We also will have a bean bag toss competition similar to what we did at the picnic. There will be prizes for adult and kid teams.

Once again, the fire department will be invited. Their attendance depends on if they are free from emergency calls.

Come visit with your neighbors and meet other residents of Columbine Manor. Please RSVP to Joe Wuest at 303-904-0117 or [famwuest@msn.com](mailto:famwuest@msn.com).

## CMPOA ANNUAL SUMMER PICNIC

On June 27th, over 60 folks enjoyed the annual CMPOA picnic at our park. Good BBQ, games, and conversation with our neighbors made the day a success. The rescheduled date was a sunny day that allowed all to enjoy Schneid's Smoke Shack meats, salads and yummy desserts. Kids and adults alike enjoyed the bean bag toss competition. Thanks to all the board members for a job well done!



## ENTRANCE CLEAN UP

Several residents helped back in June to clean up the Platte Canyon entrances to Columbine Manor. Weeds were pulled, trash picked up, and edging cleaned up. A big thanks goes to Darrel Del Duca, Annemarie Garber, Hiroo and Hannah Shiba and family, and Joe Wuest for improving the appearance of the entrances.

## CURB NUMBER PAINTING

It is once again time to repaint the street numbers on the curbs in the neighborhood. We will be performing this free service during the next few months.

If you do not want this done at your residence, contact Joe Wuest at 303-904-0117 or [famwuest@msn.com](mailto:famwuest@msn.com).

## **PRIDE IN OUR NEIGHBORHOOD APPEARANCE**

Columbine Manor is a great neighborhood, with a strong sense of community. We continue to have fun social events with good attendance. We bring in a dumpster once or twice a year to help us keep the neighborhood appearance up. Our community, on the whole, looks great.

Please, step across the street and view your property, view your property as your neighbor sees it. Then, take some simple steps to improve the view by removing excess "stuff". Place your trash container in the garage or behind a fence. Use grass seed to fill in spots, fertilize and use weed killers. Keep sidewalks clear especially with school starting back up soon. Trim back bushes and put your trash cans in the street on trash pick-up days. Keep vehicles parked correctly. We will all thank each other for doing these things. We are all busy with jobs and family or life in general. We don't have to have the "perfect" yard, just a good looking yard.

While we don't have covenants in our neighborhood, there are Arapahoe County Ordinances that apply. Some of these ordinances are listed below\*:

### Code Violations – Land Development Code Section 3-400

**OUTDOOR STORAGE/UNCLEAN PREMISES:** The storage of any material outside of the principal permitted structure on any parcel, which material is either wholly or partially visible is not permitted. This includes accumulation of trash and other debris, and limits the time portable storage containers (PODS, SAMS, etc.) can remain on property to 30 days.

**INOPERABLE VEHICLES:** Inoperable vehicles shall not be permitted on residential properties and/or on the public right-of-way immediately adjacent to said residential property. "Inoperable Vehicle" means any vehicle lacking a current valid registration displayed on the vehicle or trailer and/or whose operation is not currently possible due to the disassembly of vehicle parts.

**LIGHT TRESPASS:** Light falling where it is not wanted or needed, and includes light projected onto a property from a light source not located on that property, is not permitted.

### Home Occupation (Business run from residence) – Land Development Code Section 1-3800

In order for a home occupation to be considered compatible with the neighborhood which it is located, the following criteria must be met:

The home occupation must be conducted entirely within the principal dwelling structure. Not more than 20% of the garage area shall be used for storage of permitted materials and goods associated with the home occupation.

The home occupation shall be conducted only by the residents of the principal dwelling.

There shall be no visible advertising of the home occupation on the premises upon which it is located.

There shall be no outdoor storage of goods or materials associated with the home occupation.

There shall be no excessive or offensive noise, vibration, smoke, dust, odors, heat, glare or light, or dumping of materials produced by the home occupation.

The receipt or delivery of merchandise, goods or supplies for use in a home occupation shall be limited to the United States mail, parcel post or general delivery service or private passenger vehicle, but shall exclude truck and/or trailer-delivered goods or merchandise.

A home occupation shall not change the appearance or character of the dwelling and/or neighborhood.

Sales conducted in conjunction with the home occupation shall be primarily by telephone or direct mail. Incidental pick-up of goods is permitted; however, a home occupation shall not generate an amount of traffic, which affects the residential character of the neighborhood, nor shall it encourage congregations of people for extended periods of time.

### Parking of Motor Vehicles and Unattended Trailers – Ordinance No. 91-1

- a. It shall be unlawful for any person to park any oversized vehicle on any public street within urban unincorporated Arapahoe County. "Oversized Vehicle" means any vehicle, or a combination of vehicles and trailers, which exceeds 7 feet in width, 7.5 feet in height or 22 feet in length.
- b. It shall be unlawful to park or permit to stand any unattended trailer on any public street in urban unincorporated Arapahoe County. "Unattended Trailer" means any trailer which is not hooked up to an operable self-propelled vehicle capable of legally moving the trailer over the public highways.

### Accumulation of Weeds and Brush on Residential Lots – Ordinance No. 2001-02

The Arapahoe County Board finds that the accumulation of weeds on property is a public health hazard and a public nuisance in that such accumulations depreciate property values in the neighborhood, create a health and fire hazard, and encourage the proliferation of pests and rodents. Property owners shall cut all weeds growing on their lots and remove the cut weeds to a legal refuse disposal site. "Weeds" means any unsightly, useless, troublesome, or injurious plant, including grasses and/or all vegetation which has grown to maturity or to a height in excess of 6 inches.

\*Complete text of county codes and ordinances are available from the county zoning department

The CMPOA does not have any power to enforce these ordinances. We suggest trying to work things out with your neighbors. If this does not work, violations can be reported to 720-874-6711.



## Board Members for 2010/2011

Joe Wuest (President) 303-904-0117  
Hiroo Shiba (Vice President) 303-973-4764  
LuAnn McGuire (Secretary) 720-981-9515  
Darrel Del Duca (Treasurer) 303-973-5435  
Jim Barnhill (Member) 303-979-4594  
Bob Engel (Member) 303-933-2038  
Annemarie Garber (Member) 303-979-5457  
Joe Steinbach (Member) 303-979-2672  
Robyn Hall (Member) 303-948-8808  
Mo Redmond (Member) 303-932-8195

## BOARD MEETINGS

The monthly meeting of your Board of Directors for CMPOA is held on the second Wednesday of each month at 7:00 p.m. All members are welcome to attend any of the meetings. If you would like to attend any of the meetings, please call Joe Wuest at 303-904-0117.



## DUMPSTER FOR LARGE TRASH ITEMS

Due to popular demand CMPOA will have another dumpster for large trash items on the weekend of September 24, 2010. It will be located on West Hinsdale Circle this time. This dumpster is for large items that Waste Management will not pick up with your regular trash. Please NO hazardous material, paint or tires. If we try and put these items in the dumpster we can be fined \$500 dollars. Having trash lying around can lower your property values. Keep the neighborhood clean.

## YARD OF THE MONTH

The winners of the Columbine Manor Yard-of-the-Month for this June and July this summer are:

June – Chris & Kelly Graves, 5101 West Fremont Dr.

July – Guy & Sheila Gualttieri, 7331 South Platte Canyon Drive

They get to display the Yard-of-the-Month sign in their yard and receive a \$50 gift certificate to a local home supply store. Congratulations!

If you would like to place an article in the Manor Banner, please send your article to:  
[famwuest@msn.com](mailto:famwuest@msn.com)