

FLORIDA PARK NEWS

Welcome to the Neighborhood!

Spring is finally here and that means more fun in the sun!! On behalf of the Florida Park Home Owners Association, we would like to update you on a few things going on in our community.

Thanks Neighbors!

Now that the weather is warmer, we can finally say good-bye to that never ending snow! We would like to thank those neighbors who assisted the community by shoveling snow, shoveling out cars, and pushing all of those cars that got stuck in the middle of the road. We truly appreciate all of your effort!

Monthly HOA Meetings

Get involved! The HOA meets on the second Thursday of every month at 7:00 p.m. We meet in the community room next to the pool. All comments and suggestions are welcome.

Contact Us

Randy at Western States Property Services is your contact if you have any maintenance needs or concerns. He can be reached at 303-745-2220.

Please remember that we have an E-mail account for you to contact us with your comments or suggestions. You can reach us at floridaparkcondos@yahoo.com

Pets! Pets! Pets



Please keep your pets on leashes at all times. Respect your neighbors and bring a bag with you to clean up after them.

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2006 Highlights

We have had a very busy year at Florida Park. Here are a few of the HOA highlights for 2006.

- Phase III painting was completed for the clubhouse and buildings 12-17.
- Buildings 8 and 10 were re-roofed.
- Pool locks were re-keyed.
- The back flow device (BFD) was installed to the domestic main as required by the City of Lakewood. Landscaping was also provided to improve the appearance of the BFD.

Trash and More Trash!

Please remember to put all of your trash in the dumpsters. Do not place the trash on the ground around the dumpster. We want to keep our community clean and beautiful.

Our Neighborhood Police

Officer Kevin Kimmey is in charge of our particular neighborhood sector. If you have any questions, concerns, or need to report any suspicious behavior, you can reach him at 303-987-7384.

Officer Kimmey also provides us with crime statistics for our area. The chart below shows the types of calls that came in to the police department and the number of instances that they occurred.

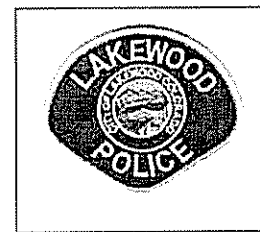
Florida Park Crime Statistics Oct 1, 2006 – March 30, 2007

Attempted Auto Theft – 2	Fire – 1
Auto Theft – 3	First Aid – 5
Assault – 1	Loud Noise – 3
Criminal Mischief – 4	Music/Party – 2
Crime Scene Investigation – 2	Prowler – 2
Criminal Trespass – 2	Shots Heard – 1
Disturbance – 2	Suspicious Vehicle – 2
Domestic Abuse – 2	Stabbing – 1
Drugs – 1	Theft – 5

The Police in your neighborhood *Lakewood begins new way of operating*

You are probably used to seeing Lakewood Police officers driving through your neighborhood on the lookout for any problems.

Now, you should see them at your homeowners association meeting or at school meetings. You might see them in your local business. There will be more opportunities for you to get to know the police agents in your neighborhood and for them to know you.



Lakewood Police are creating more opportunities for you to get to know the police agents in your neighborhood.

Ron Burns. "Sector-based policing will create a better understanding of the problems within our community and provide the opportunity for the police and our citizens to join forces to make our neighborhoods safe and more livable."

By patrolling the same area and making contact with community groups, police officers are expected to learn what problems a neighborhood faces. Agents can then help solve the problem before it becomes a major issue. As one sector commander said, this new program creates more opportunities for residents to discuss their neighborhood concerns with the police.

Sector-based policing also allows the department to put more officers on patrol in neighborhoods at certain times of the week than the department has ever been able to do before. The more officers the

Please see *Police* on page 4

"Creating a safe community is not an easy task. The police alone cannot do it."

The department has undertaken a major change in how it operates that emphasizes patrol agents getting to know the community.

Called sector-based policing, the new way of operating assigns agents to a specific area of Lakewood on a long-term basis. The goal is to create a better partnership between the police and the residents.

"Creating a safe community is not an easy task. The police alone cannot do it," said Lakewood Police Chief

Fun in the Sun

Opening day for the pool will be on May 26th – just in time for Memorial Day. We would like to remind all residents that it is important to observe all safety rules and regulations. Please be responsible and considerate of others when using the community pool. If we all follow the rules, our pool will be a fun and safe place to enjoy the summer.

SWIMMING POOL INFORMATION

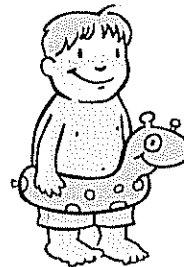
1. The pool area refers to the pool itself and the pool deck surrounding the pool that is inside the locked gate.
2. Pool hours are posted on the sign on the entry gate and are strictly enforced.
3. Pool rules are posted in the pool area and will be strictly enforced.
4. Please remember that there is no lifeguard on duty.
5. Children under the age of 14 must be supervised by an adult 18 or older.
6. Trash should be properly disposed of in the containers provided.
7. Homeowners in good standing may purchase up to two pool keys per unit by sending \$5.00 to Florida Park c/o Western States Property Services, 10020 E. Girard Ave. #175, Denver, CO, 80231.
8. Animals, bicycles, and glass containers are prohibited in the pool area.
9. Only two guests per unit are allowed in the pool area at one time.
10. Owners are responsible for seeing that tenants abide by these and all rules of the Association.

POOL SAFETY

We are concerned about the tragic loss of life that could occur when proper supervision is lacking. We are also concerned about disruptive activities occurring after the pool has been closed. The liabilities involved with these are staggering. *Let's all work to make the pool a fun place for everyone.*

COMMON AREAS

Please remember that the Common Areas are for the use of all residents. It's not fair to other residents if another resident has a party outside of their condominium unit. It causes a disturbance in the community and presents an obstacle to other residents. Reserve the Meeting Room if you want to have a party. Please note that only the Meeting Room can be reserved for functions. The pool area cannot be reserved.



Please remember to obey all pool rules. There is no lifeguard on duty.

Fireworks Banned at Florida Park

For obvious reasons absolutely no fireworks are permitted on the property. The risk of fire and injury are too great.

Residents are encouraged to contact the police or fire department to report any use of fireworks.

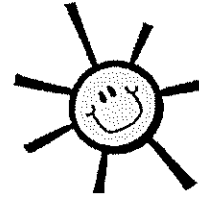
Have a wonderful and safe summer!

Police from page 2

department has on the street, the more the department will be able to help.

To assist with the new operations, the department will be opening an office at the Lakewood Link, 1295 S. Reed St. The office will serve as a liaison point for the police and the community. The

department also has opened the Mills station at the Colorado Mills Mall, 14500 W. Colfax Ave. The station provides police services to the neighborhoods in northwest Lakewood and also serves as a liaison point.



SB 05-100 Compliance

Disclosure Provision, CCIOA § 209.4. *Annually, associations (other than time shares) must give written notice of the following items by first class mail, personal delivery, a binder at the principal place of business, or on the association's web page (with mail or e-mail notice of the web address):*

Name of the Association:

Florida Park Condominium Association, Inc.

Name and address of management company:

Western States Property Services, Inc.
10020 E. Girard Avenue, Suite 175
Denver, Colorado 80231
303-745-2220

Date of recording of the declaration and recording information:

Jefferson County, Reception # 623108, 2595-641, dated 2/27/74

The association must make the following information available to homeowners upon reasonable notice and reimbursement of costs:

- Operating Budget for current year
- Annual financial statements, including reserves
- Results of any financial audit or review for previous fiscal year
- List of all association insurance policies
- Association's bylaws, articles and rules and regulations
- Minutes of board and member meetings for prior fiscal year
- Association's "Responsible Governance Policies"