

MCA



Stapleton Alley Maintenance & Operating Policy

Introduction

This policy statement is designed to outline the specific role that the Stapleton MCA will play in the repair of concrete alleys located within the community. The Stapleton MCA is the entity responsible for the major repair or replacement of all Park Creek Metropolitan District Alleys located within Stapleton. All alleys are under “Construction Warranty” for the first two years after substantial completion. Upon acceptance of each alley by the SMCA it will then be placed into the annual alley inspection program. It is important to note that most if not all concrete alley surfaces will crack and show signs of wear during the course of its usable lifespan (20+ Years)

Frequency of Inspection

Inspection of the alleys under the maintenance of the SMCA will be done every 12 months. This inspection process will occur each spring to allow for all of the freeze-thaw action to finish from the previous winter. From this inspection, a comprehensive list of all necessary repairs will be generated. The list will include location of failure, type of failure, size of failure, etc... From this list, the work will be delegated to SMCA crews for repair based upon the Priority Levels described below.

Priority of Repairs

The priority of repairs that must be made are detailed below:

- Priority Level 1 – Replacing Concrete Panels that have crumbled the full depth of the concrete.
- Priority Level 2 – Replacing Heaved Concrete Panels greater than 2” that create a safety hazard.
- Priority Level 3 – Replacing Sunken Concrete Panels where excessive standing water accumulates (approx 2”- 3” depth over 10’ – 15’ of surface area)

General Maintenance

Routine maintenance of alley surfaces is still the responsibility of the adjacent property owner or sub-association. Routine maintenance is defined as sweeping dirt, sand or standing water as well as normal snow removal (See snow removal document).

Permanent Installations

Permanent Installations within the Alley easement is prohibited unless approved by the MCA. This includes but is not limited to:

- Sports Apparatuses
- Raised Garden Beds
- Trash Enclosures.
- Large rocks and bollards

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ALLEY VIOLATIONS

ALLEY VIOLATIONS – subject to MCA enforcement policy

- **Personal property (including vehicles) may not be left or parked in alleyways.**
- **Vehicles must be parked inside a garage or carport of the residence. Driveway Aprons (Unless Specifically identified as a parking apron) can be used for loading and unloading only. Vehicles should not be parked or stored in these areas. It can impact adjacent property owners from accessing their property.**
- **Unregistered vehicles may never be left in an alley and must be parked inside a garage.**
- **All Alleys must remain free of any items that would impede any other property owner or Denver city vehicle from free access through that alley.**
- **Impeding an alley at any time shall constitute a violation of the MCA Rules and will result in a violation notice and fine consistent with the MCA covenant enforcement policy.**
- **Any item left in any alley is subject to removal by the MCA at the owners' expense.**
- **Excessive overgrowth of bushes, trees and vegetation. Growth must be kept at least two feet from any concrete surface and trees must be limbed up to 7 feet.**

ALLEY VIOLATIONS - subject to City and County of Denver Enforcement
(Please note- The MCA umbrellas under Denver City Code on public alley enforcement)

- **Denver Municipal Code Section 54-460. – Alleys**
“It shall be unlawful for any person to park a vehicle within an alley except during the necessary and expeditious loading and unloading of merchandise or freight, and no person shall stop, stand or park a vehicle within an alley in such position as to block the driveway entrance to any abutting property or interfere with the free movement of traffic through an alley” **(Code 1950, 519.4)**
- **Storing Your Trash Collection Carts:** All trash, recycling and compost carts must be stored on your property in between collections. You may set your carts as early as the night before your collection day and then return your carts to your property within a day after collection occurs.

Reporting a Problem

Resident can report an existing alley problem, by emailing the Stapleton MCA at alleys@stapletoncommunity.com or contact us by phone at 303-388-0724. City of Denver enforcement can be reported through Denver 311 or Vehicle violations through DPD District 5 Non-emergency #.