



Enforcement Committee

The Enforcement Committee (EC) is appointed by the Board of Directors of the Castle Pines Homes Association pursuant to the Rules and Regulations and ByLaws of the Association. The Committee had four owner/resident members during 2023: Phil Adamson (Chair), Penny Christensen, Victor Pluto, and Craig Sundquist.

The Enforcement Committee meets on the second Tuesday monthly at 3:00 pm to conduct its administrative business and to conduct hearings to determine whether alleged violations of the Covenants found in the Castle Pines Declaration and/or the Castle Pines Homes Association Rules and Regulations have occurred and, if so, to impose sanctions including fines or other penalties.

The cases include traffic violations, contractor and vendor violations of construction rules such as construction site maintenance and work procedures, damage to property complaints, nuisance complaints, violations of requirements for architectural design and landscaping review and approval, and failure to prevent dogs from barking excessively or running loose.

The Committee imposes fines and other penalties for non-compliance and to discourage future non-compliance. The Compliance Coordinator and the Castle Pines Homes Association General Manager both provide support and administrative services to the Committee including issuance of Notices of Violations, Notices of Non-Compliance with Design Guidelines, and other administrative notices.

For most matters that come before the Enforcement Committee, the Compliance Coordinator and the Homes Association General Manager assist in the presentation of the cases. Individual owners/residents may also submit matters of non-compliance to the Homes Association General Manager or Compliance Coordinator.

Respectfully submitted,

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Phil Adamson,
Chair, Enforcement Committee