



**MOBILE HOME PARK OVERSIGHT PROGRAM
CASE # 2020-1059**

AMENDMENT NO. 1 TO NOTICE OF VIOLATION

IN RE: RIVER WALK VILLAGE, LLC d.b.a. COUNTRY MEADOWS
Mobile Home Park Registration # MHP-000185
c/o Jared Hemmert, Owner
6638 W. Ottawa Ave.
Littleton, CO 80128
Respondent;

**ASSOCIATION OF HOMEOWNERS AND RESIDENTS AT
COUNTRY MEADOWS, on behalf of [REDACTED HOMEOWNERS]**
Complainant(s).

To:

River Walk Village, LLC
c/o Jared Hemmert, Owner
6638 W. Ottawa Ave.
Littleton, CO 80128

River Walk Village, LLC
c/o Brian Meegan, Registered Agent
3900 E. Mexico Ave., Suite 820
Denver, CO 80210

[REDACTED HOMEOWNERS]



AMENDMENT NO. 1 TO NOTICE OF VIOLATION

You are hereby notified that the Division of Housing (the “Division”) issues this **AMENDMENT NO. 1 TO NOTICE OF VIOLATION** in Case # 2020-1059, pursuant to the authority granted in § 38-12-1105 to its original Written Determination and Notice of Violation (the “NOV”) (*attached herein as Exhibit 1*). On February 25, 2022, the Division issued the original NOV. On April 28, 2022, Respondent sold Country Meadows Mobile Home Park (the “Park”) to Ski Town Village LLC. Based on the change in ownership of the Park, the Division has determined the following revisions to the NOV are appropriate:

1. Paragraphs (2)(b)(i)-(ii) are superseded and replaced with the following:
 - a. Submit a payment of **\$6,600, or \$206.25 for each home owner** named in the complaint, to be distributed by the Division to Complainants. The payment should be made by check or money order made out to the “Colorado Division of Housing” and mailed to: CO Division of Housing, ATTN: MHPOP Case 1059, 1313 Sherman St. #320, Denver, CO 80203.
2. Paragraphs (3)(b)(i)-(iii) are superseded and replaced with the following:
 - a. Within **seven days** of the notice of violation becoming a final agency order (§ 38-12-1105(5)), submit an additional payment of **\$6,600, or \$206.25 for each home owner** named in the complaint, to be distributed by the Division to Complainants. The payment should be made by check or money order made out to the “Colorado Division of Housing” and mailed to: CO Division of Housing, ATTN: MHPOP Case 1059, 1313 Sherman St. #320, Denver, CO 80203; *and*,
 - b. Within **90 days** of the notice of violation becoming a final agency order, if Ski Town Village LLC, its members, or agents, submits an invoice to Respondent and the Division for grading and adding gravel to all roads in the Park to ensure adequate drainage, pay Ski Town Village LLC for the invoiced amount and provide proof of payment to the Division.



3. Paragraphs (4)(b)(i)-(iv) are superseded and replaced with the following:
 - a. Provide a list of any and all tree maintenance needs or requests Respondent communicated to Ski Town Village LLC, its members, or agents, verbally or in writing, before, during, or after the sale of the Park, within **seven days** of the notice of violation becoming a final agency order. § 38-12-1105(5);
 - b. Provide a copy of any and all information Respondent gave to Ski Town Village LLC, its members, or agents, on the health, condition, or maintenance of trees located on park premises, within **seven days** of the notice of violation becoming a final agency order. § 38-12-1105(5);
and
 - c. Within **120 days** of the notice of violation becoming a final agency order, if Ski Town Village LLC, its members, or agents, submits an invoice(s) to Respondent and the Division for tree maintenance that was completed and was necessary to protect the safety of residents of the park and their property, pay Ski Town Village LLC for the invoiced amount and provide proof of payment to the Division.
4. Paragraphs (5)(b)(i)-(iii) are superseded and replaced with the following:
 - a. Submit an additional payment of **\$660, or \$20.58 for each home owner** named in the complaint, to be distributed by the Division to Complainants. The payment should be made by check or money order made out to the “Colorado Division of Housing” and mailed to: CO Division of Housing, ATTN: MHPOP Case 1059, 1313 Sherman St. #320, Denver, CO 80203.
5. Paragraphs (6)(b)(i)-(ii) are superseded and replaced with the following:
 - a. Work with Ski Town Village LLC as needed to provide the Division with a list of each home owner who signed the new lease, with any available contact information for the home owner.



NOTICE OF EFFECTIVE DATE OF AMENDMENT

This amendment shall be fully effective and enforceable upon issuance. All other terms, conditions or requirements of the original Written Determination and NOV remain unchanged and in effect.

REQUEST FOR AN ADMINISTRATIVE HEARING

If you have already submitted a request for a hearing to contest the original NOV, you are not required to submit a new request for a hearing. If you did not submit a request a hearing for a hearing to contest the original NOV, you may request an administrative hearing before an administrative law judge to contest this Amendment No. 1 to the NOV. *See* § 38-12-1105(5) & (7), C.R.S. You must file the request within **fifteen (15) business days of receipt** of this Amendment No. 1. § 38-12-1105(7)(b), C.R.S. For more information, please refer to the Explanation of Hearing Rights and The Hearings Process for an Administrative Hearing – Notice of Violation in the Original NOV.



COLORADO
Department of Local Affairs
Division of Housing

SO ISSUED this 13th day of June, 2022
FOR THE DIVISION OF HOUSING

Christina Postolowski
Program Manager

Office of Regulatory Oversight
Mobile Home Park Oversight Program
MHPOP@state.co.us
1-833-924-1147 (toll free)

Department of Local Affairs
Division of Housing
1313 Sherman St. #320
Denver, CO 80203