



**Proclamation No. 25-1911
Honoring Candyce D. Cavanagh, Esq.**

WHEREAS, Candyce D. Cavanagh, Esq., of Orten Cavanagh Holmes, & Hunt, LLC, after thirty-five years of serving clients and community associations in the states of Colorado and Georgia, has announced her retirement effective December 31, 2025; and

WHEREAS, Candyce D. Cavanagh has been a committed member of the Community Associations Institute for thirty-two years, serving as President of the Georgia Chapter early in her career, being inducted into the prestigious College of Community Association Lawyers (CCAL) in 2002, and contributing as a member of the Colorado Legislative Action Committee (CLAC) from 2013 to 2019. Her leadership and involvement within the Institute have empowered community associations in the City and County of Denver and throughout Colorado by promoting education, fostering connections, and advancing legislative advocacy; and

WHEREAS, Candyce D. Cavanagh co-founded a prestigious law firm specializing in community association law two decades ago that has successfully grown to serve over 2,000 clients and provides Colorado communities with a team of talented and dedicated professionals; and

WHEREAS, Candyce D. Cavanagh has served for two decades with distinction as General Counsel to the Windsor Gardens Association, located in the City and County of Denver. Windsor Gardens is Colorado's first and largest condominium association, with 3,500 residents, 2,689 units, 72 buildings, 154 acres, and supported by a full-time on-site staff; and

WHEREAS, Candyce D. Cavanagh began her work with Windsor Gardens in January 2002 by participating in the court petition to amend and restate the Condominium Declaration for Windsor Gardens, modernizing the original Declaration dated 1962 and 1963; thereafter, assisting with limited declaration amendments, and countless garage stall re-assignments; and

WHEREAS, Candyce D. Cavanagh has collaborated with three consecutive general managers, staff, and numerous board and committee members over the years to ensure the effective operations and sound management of Windsor Gardens, a distinctive, large-scale, amenity-rich, age-restricted community for adults 55 and older, functioning much like a small town; and

WHEREAS, Candyce D. Cavanagh has skillfully guided Windsor Gardens through complex and ever-changing legislative compliance, including, but not limited to, the adoption, implementation and updates of nine mandatory governance policies; collection of assessments; director conflicts of interest; conduct of meetings; covenant and rule enforcement; inspection and copying of records; investment of reserves; adoption and amendment of policies, procedures, and rules; alternative dispute resolution; and reserve study and funding planning, while promoting transparency, accountability, and consistency in operations; and

WHEREAS, Candyce D. Cavanagh supported Windsor Gardens through a significant legislative change in 2018, when communities established prior to July 1, 1992, were required to grant owners the right to veto the annual budget, a new operational requirement for Windsor Gardens after fifty-seven years of existence, and during the 2019 inaugural membership meeting to ratify the annual budget, she stood prominently in the front row of the overflowing auditorium in full support of the board and staff; and

WHEREAS, Candyce D. Cavanagh has gone above and beyond, too many times to count for Windsor Gardens, answering phone calls and emails after hours, on weekends, during vacations, illness, Christmas holidays, and in the midst of major weather events, to provide guidance and support for community emergencies requiring immediate response; and

WHEREAS, Candyce D. Cavanagh's leadership and expertise have had a profound and lasting impact on the Windsor Gardens community, fostering a culture of trust, stability, and engagement among residents, enhancing quality of life, and ensuring that the community remains a vibrant, well-managed place to call home for adults 55 and older; and

WHEREAS, we express our deepest gratitude to Candyce D. Cavanagh for her exceptional dedication, leadership, and service to Windsor Gardens, and for her invaluable contributions that have strengthened the community and enriched the lives of its residents.

NOW THEREFORE, BE IT PROCLAIMED BY THE DENVER CITY COUNCIL:

Section 1. That the Denver City Council hereby recognizes and honors Candyce D. Cavanagh, Esq., for her extraordinary contributions and lasting legacy in Denver. We extend our heartfelt congratulations, gratitude, and warmest wishes for a joyful and well-deserved retirement.

Section 2. That the Clerk and Recorder of the City and County of Denver shall affix the seal of the City and County of Denver to this proclamation, and that a copy be transmitted to Candyce D. Cavanagh, Esq.

PASSED BY THE COUNCIL November 17, 2025



PRESIDENT