



## **Frequently Asked Questions – Arapahoe Lake**

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Community Manager: Janette Rider

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### **1. Can I have a boat on the lake?**

Yes, boats must be docked at your personal dock (lakeside residents) or at the open dock. All boats must be in proper working order and registered with the Management Company.

### **2. Whom do I contact for access or information about pool/tennis facilities?**

The Arapahoe Public Park District runs the recreational facilities. Contact the pool chairperson, or another park board member.

### **3. Do all exterior modifications require pre-approval?**

Yes, per the declaration of covenants, all modifications or addition to the exterior of the homes (single family or Townhome) must be approved by the Board of Directors prior to changes being made.

### **4. When does the Board of Directors meet?**

The Board of Directors meets on the 4th Wednesday of every month at 6:30 p.m. Please contact Westwind Management Group, Inc. to confirm the date, time and location.

### **5. Are there restrictions on "For Sale" signs in the community?**

There is one sign allowed in the yard per home.

### **6. Are there pet restrictions in the community?**

Arapahoe county ordinance is in effect for pets.

### **7. Is there a clubhouse?**

There is no clubhouse.

## **8. Where can I find information/communication from the HOA?**

Please visit the association's website at [www.arapahoelake.org](http://www.arapahoelake.org).

## **9. Can I make my association payment by credit card or by E-check?**

Yes, please go to [www.westwindmanagement.com](http://www.westwindmanagement.com) and click on 'Make a Payment.' You may pay with any major credit card, debit card or by E-check. You may make a one-time payment or set up recurring payments to be deducted directly from your checking account. The E-check feature is free of charge, however there is a 3% fee for credit card transactions and a \$5.00 fee for debit card transactions.

## **10. What do the maintenance fees cover?**

### **TOWNHOMES**

- Irrigation water
- Common area electric
- Trash removal (Friday curbside & recycling)
- Exterior building maintenance
- Snow removal
- Lawncare
- Painting
- Roof repair
- Asphalt & concrete repairs
- Lake maintenance
- Security service
- Professional management
- Insurance (common area and building envelope)
- Legal fees
- Taxes and audit
- Supplies

### **GENERAL**

- Fence repairs
- Irrigation water
- Common area electric
- Trash removal (curbside & recycling)
- Snow removal (greenbelts)
- Lawncare (greenbelt areas)
- Asphalt & concrete repairs
- Lake maintenance
- Security service
- Professional management
- Insurance (common area)
- Legal fees
- Taxes and audit
- Supplies

**11. Where should I send my maintenance fee payment?**

Please send your payment to: PO Box 95854, Las Vegas, Nevada 89193-5854

**Arapahoe Lake has been registered with the Colorado Department of Regulatory Agencies / Division of Real Estate as now required by law. The HOA number assigned to this Association is 22096.**