



Frequently Asked Questions – Centennial Heights

Community Manager: Janette Rider

1. When does the Board of Directors meet?

The Board of Directors meets on the 3rd Monday of every month at 6:00 p.m., located at the Southglenn Library (call to confirm location, as it may change). Beginning in August, the meetings will be held quarterly.

2. Do all exterior modifications require pre-approval?

Yes, per the rules, all modifications or additions to the exterior of the homes must be approved by the Board of Directors prior to any changes being made.

3. What does the association maintain on or near my unit?

The Association's responsibilities include, but are not limited to the following: Front Porches & Sidewalks, Back Fences, Roofs, Gutters & Downspouts, Landscaping & Retaining Walls, Parking Areas & Driveways, Perimeter Fences.

4. What is the responsibility of owner's to maintain in and around their units?

The Owner's responsibilities include, but are not limited to the following: Porch Lights (front & back), Trees/Shrubs or Landscape in Back Yards, Heating, Air-Conditioning, Venting, Chimney Cleaning, Back Porches, Patios & Decks, Outside Faucets, Gas Lines from Meter to House, Doors, Windows (including moldings and framing).

5. Who is the association's insurance company?

The insurance company is Anderson Ban – 303.814.3558.

6. Are there restrictions on "For Sale" signs in the community?

The signs are only allowed in the windows, one per unit.

7. Are there pet restrictions in the community?

The Arapahoe County ordinances are in effect.

8. How do I get a pool key?

To obtain a pool key, call Westwind at 303-369-1800. Replacement keys are \$10.

9. Is there a clubhouse?

There is no clubhouse.

10. Is there a security service in the community?

There is no security service, only parking lot monitoring for the community.

11. When is the trash service for the community?

The trash service is on Tuesdays. Any trash containers left out until the next day may be removed and discarded without notice.

12. What do the maintenance fees cover?

- Water and sewer
- Irrigation water
- Common area electric
- Common area gas
- Trash removal (curbside)
- Snow removal
- Parking patrol
- Lawncare
- Fence repair
- Common property maintenance & cleanup
- Building maintenance (exterior, common elements only)
- Pool maintenance
- Mail kiosks
- Asphalt & concrete repairs
- Professional management
- Insurance (common area and building envelope)
- Legal fees
- Taxes and audit
- Supplies

13. Can I make my association payment by credit card or by E-check?

Yes, please go to 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.

14. Where should I send my maintenance fee payment?

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

Association 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 22112.