



Frequently Asked Questions – Cherry Hills III Condominium Corporation

Association Business Manager: Janelle Maninger

1. Who is the insurance company? The insurance company is Cherry Creek Insurance 720.212.2065.

2. When are the meetings held? The Board meetings are held on the third Thursday of the month at the clubhouse beginning at 4:00 pm. Annual Homeowners meetings are held in May (date and time to be determined). You are always welcome to attend.

3. Where do I obtain an Architectural/Landscape/Ground application? Please contact Becky at the Clubhouse 303.759.2065. You can also email Becky at office@cherryhills3.org or call Janelle at 303.369.1800 X 115 or email her Janelle@westwindmanagement.com

4. What day is trash pickup? Curbside trash pick up is Thursday.

5. Who do I contact regarding any maintenance problems in the common area or if I have any questions about maintenance issues? Please contact Becky our on-site office manager or Manuel our on-site manager at 303.759.2065.

6. What amenities are at Cherry Hills III? Very conscientious on-site office manager and on-site manager, beautiful gated community with gate attendants, professional community association management, huge clubhouse with a party room and full kitchen, outdoor seasonal pool, interior Jacuzzi, nice sauna, tennis courts, meandering lakes and streams, mature landscape, overflow parking lot and lots of great neighbors.

7. Are there restrictions on "For Sale" signs in the community? Realtor signs are not permitted in Cherry Hills III. A 6"x6" sign can be placed above the garage by the resident manager.

8. Are there pet restrictions in the community? Yes, Cherry Hills III has pet restrictions. Please refer to rule 9 in the community rules (page 22).

9. Can I make my association payment by credit card or 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.

10. What do the maintenance fees cover?

- On-site office manager
- On-site manager– 24/7 response
- Professional Association Management
- www.westwindmanagement.com website with announcements, documents and lots of helpful information for the Community
- Gate monitors 24/7
- Exterior building maintenance
- Exterior painting
- Gutter cleaning and replacement
- Roof maintenance
- Common area landscape maintenance, repair and replacement
- Maintenance and repair of all streets and driveways
- Parking lot maintenance
- Gate, Gate house and boundary wall maintenance
- Clubhouse maintenance
- Pool maintenance
- Jacuzzi maintenance
- Sauna maintenance
- Tennis court maintenance
- Lake and stream maintenance
- Snow removal
- Common area insurance and building structure insurance
- Water and sewer charges for the clubhouse and pool
- Irrigation water charges
- Common area electric
- Natural gas for the clubhouse

11. What is Westwind Management's address?

27 Inverness Drive East, Englewood, CO 80112.

www.westwindmanagement.com

12. Where should I send my maintenance fee payment?

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

Cherry Hills III Condominium 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 22109.