



Frequently Asked Questions – Cherry Hills Farm HOA

Community Manager: Silvia Gregory

1. When does the Board of Directors meet?

The Board of Directors meets quarterly on the 3rd Thursday of the month at 9:30 a.m; middle month of each quarter, at Cherry Hills Village Hall (CHV Hall). Please call to confirm time and date of meetings, as they may change.

2. Do all exterior modifications require pre-approval?

Yes, all modifications or additions to the exterior of the homes must be approved by the Architectural Review Committee prior to any changes being made.

3. What is the fee structure for architectural modification applications?

New Construction

Fee Amounts	Description
\$1,200.00	New Construction Fee: Non-Refundable Administration & Professional fee for preliminary review, site plan review, landscape plan review, on-site inspections, etc.
\$2,500.00	New Construction Deposit: Refundable after satisfactory final construction inspection based on notice of completion requirements and verification of no outstanding violations.
\$25,000.00	Landscape Bond: Held to insure appropriate & timely completion of landscape installation on new home site.
\$varies	Resubmission Fee: Non-Refundable fee assessed to cover costs of resubmission of application or part of application.

Renovation or other Exterior Modification (Existing Home)

Fee Amounts	Description
\$1,000.00	Renovation / Remodel: Administration & Professional fee for preliminary review, site plan review, landscape plan review, and on-site inspections.
\$2,500.00	Renovation / Remodel Construction Deposit: Refundable after satisfactory final construction inspection based on notice of completion requirements and verification of no outstanding violations.

\$500.00	Landscape & Building Modifications: Administration & Professional fee for plan review and on-site inspection.
\$100.00	Basic request: Administration and on-site inspection
\$0	Maintenance & Repair: Notification only required – no approval necessary, no fee; projects must be completed within a 90 day period from the date of submittal.
\$varies	Resubmission Fee: Non-Refundable fee assessed to cover costs of resubmission of application or part of application.

ALL Fees subject to revision based on actual cost of professional fees, quality and timeliness of information provided by applicant, etc.

4. Do the Association guidelines require owners to keep exterior lights on at night?

Yes, one of the Owner's responsibilities is to insure the exterior lights of the home come on at dusk and remain on all night for the safety and security of all residents.

5. What are the various committees which serve the Association?

The current standing committees are: architectural review, property maintenance/landscape (electrical, gates, lighting, common structures, lawncare), safety/security.

6. Can I make my association payment by credit card or by E-check ~~on-line~~?

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.

~~Yes, please go to www.westwindmanagement.com and click on the 'On-line Payments' link. You may pay by Visa, MasterCard, and Discover, or by eCheck. There is a \$9.95 fee for each transaction. If you set up a reoccurring payment through the eCheck feature, there will be a \$2.00 fee per transaction.~~

7. What do the maintenance fees cover?

- Irrigation water
- Common area electric
- Trash removal (curbside)
- Snow removal (common areas)
- On-site courtesy patrol (24/7)
- Gate Maintenance
- Lawncare (common areas, greenbelts)
- Fence Repair (common area)
- Common Property Maintenance & Cleanup
- Asphalt & Concrete repairs to Association property

- Professional management
- Insurance (common area property and general liability)
- Legal Services
- Taxes and Audit
- Supplies

8. Where should I send my maintenance fee payment?

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

Cherry Hills Farm Homeowners 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 22107.