



Frequently Asked Questions – Heatherridge South HOA

Community Manager: Janelle Maninger

1. How do I make a clubhouse reservation and what does it cost?

Contact Westwind Management Group, Inc. at 303.369.1800 Ext. 117 for availability. Fees and deposit amounts vary based on group size, please contact the office for details.

2. When does the Board of Directors meet?

The Board of Directors meets on the 4th Tuesday of every month at 6:30 p.m., located at the clubhouse.

3. Am I responsible for maintaining my front courtyard?

Any additions or modifications made by the owner in the courtyard (including landscaping) are the unit owner's responsibility to maintain. The other limited common elements (i.e. sidewalk, porch) are maintained by the Association.

4. Do all exterior modifications require pre-approval?

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

5. Who is the association's insurance company?

The insurance company is American Family Insurance – 303.750.6508.

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 City of Aurora ordinance is in effect.

8. Is there reserved parking?

There is garage parking per unit.

9. How do I get a pool key and pool bands?

To obtain a pool key and bands please call Westwind, 303.369.1800. There is a \$25 charge for the pool key and \$50.00 per band.

10. Is there security service in the community?

Yes, Covenant Community Services is the security company for the community, 303.552.9027.

11. What do the maintenance fees cover?

- Water and sewer
- Irrigation water
- Common area electric
- Common area gas
- Trash removal (curbside)
- Exterior building maintenance
- Snow removal
- Lawncare
- Painting
- Roof repair
- Fence repair
- Clubhouse maintenance
- Pool maintenance
- Park maintenance
- Asphalt & concrete repairs
- Security service
- Professional management
- Insurance (common area and building envelope)
- Legal fees
- Taxes and audit
- Supplies
- On-site maintenance

12. 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.

13. Where should I send my maintenance fee payment?

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

The HeatherRidge South 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 50769.