



Frequently Asked Questions – Otero Ridge Condominium Association

Community Manager: Janette Rider

1. Who is the master insurance company?

Please contact Anderson Ban 303-814-3558.

2. When are the meetings held? 3rd Wednesday of the month at 6:30 p.m.

Board Meetings are held monthly at the Association's Clubhouse commencing at 6:30 p.m. The Annual meeting is held in March of each year, as determined by the Board of Directors.

3. What amenities are in Otero Ridge?

A beautiful clubhouse, fitness room, and an exterior seasonal swimming pool.

4. How do I obtain a Pool and Fitness Room key?

Contact Westwind Management at 303-369-1800 Ext. 130. The 1st key is issued at no charge. Replacement keys are \$35.00 per key.

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

There is one sign allowed in the window per home.

6. Are there pet restrictions in the community?

The pet restrictions are per city ordinance.

7. Is there a security service in the community?

There is no security service within the Community.

8. Is there reserved parking?

There are one to two reserved parking spaces per home. Please contact 303.369.1800 X 133 if you have any specific questions.

9. 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.

10. Where should I send my maintenance fee payment?

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

11. What do the maintenance fees cover?

- Water and sewer
- Irrigation water
- Common area electric
- Common area gas (Pool & Hot Water)
- Trash removal
- Exterior building maintenance
- Snow removal
- Lawncare
- Painting
- Roof repair
- Asphalt and concrete repairs
- Clubhouse maintenance
- Pool maintenance
- Fitness room maintenance
- Fence repairs
- Professional management
- Common area and building insurance. The Association does not insure personal property of residents. Please consider purchasing an "HO6" policy for your personal property.

Otero Ridge 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 22336.