



Frequently Asked Questions – Piney Creek Maintenance

Community Manager: Rana Valentine - Yoksh

Piney Creek Clubhouse Office
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Please visit www.pineycreek.org for additional information pertaining to these communities.

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.

Who is responsible for fence maintenance and stain?

In general, fences that border common areas of the community are maintained by either the Piney Creek Maintenance Association, Inc. or the Piney Creek Recreational Association, Inc. This maintenance includes the repair and/or replacement of lumber and the staining of the common area side of the fence. In some cases, repairs and/or replacement of lumber can be limited by landscape conditions in the homeowners yard. Homeowners are expected to create adequate access for repairs and/or maintenance. Fences which border the school properties (or any other property which is not owned or maintained by the Associations) are the responsibility of the lot owner to maintain. Fences in the Village, Filing #2 are solely the lot owner's responsibility in accordance with the protective covenants, section f. Lot line fencing between neighbors is the responsibility of those neighbors. Neither the Piney Creek Maintenance Association, Inc. nor the Piney Creek Recreational Association, Inc. are aware of specific details regarding shared fencing between neighbors. Neighbors are encouraged to negotiate their responsibility for private lot line fencing amongst themselves.

Where should I send my maintenance fee payment?

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

What do the maintenance fees cover?

PINEY CREEK MAINTENANCE ASSOCIATION

- Irrigation water
- Common area electric
- Trash removal (curbside & recycling)
- Lawncare
- Professional management
- Website administration
- Newsletter production
- Fence repair (bordering common area only)
- Sign maintenance
- Insurance (common area)
- Legal fees
- Taxes and audit
- Reserve funding (major assets)
- Supplies
- Site management/covenant enforcement

Please take time to visit our neighborhood website at www.pineycreek.org, to view alerts from the association. Also on the site, you can sign up for email alerts to receive notification about issues pertinent to your home in Piney Creek. We encourage everyone in the subdivision to become an active part of this system.

Piney Creek Maintenance 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 22345.