



Frequently Asked Questions – Piney Creek Maintenance and Recreational Homeowner Associations

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Please visit www.pineycreek.org for all 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 for the following fences?

- ❖ In the Hilltop, Meadows, Morningside and Village Filing #7 - those which border the school property around Indian Ridge Elementary or Laredo Middle School or those which back to the Albertson's shopping center property are homeowner responsibility.
- ❖ In the Summit - Those which border the open space (detention area) between the Summit and S Joplin Way are homeowner responsibility.
- ❖ In the Glen - those which back to the open space behind the Glen along the Home Depot / Wal-Mart property and which face the open space along Chambers Rd are homeowner responsibility.
- ❖ In Piney Creek Village, Filing #2 – those which border open space between the filing and Cherrybrook HOA and those which are along the ECCV property between the filing and Orchard Rd.

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

To What Association(s) does my property belong?

Owners in the community are members of one of three Association groups:

- Piney Creek Maintenance Association Only (Morningside)
- Piney Creek Maintenance Association *and* Piney Creek Recreational Association (all filings except the Village Filing 7, the Overlook Filing 7.1 and Morningside Filing 6a)
- Piney Creek Maintenance Association *and* Piney Creek Homeowners Association (Village, Filing 7)

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

PINEY CREEK RECREATIONAL ASSOCIATION

- Irrigation water
- Common area electric
- Common area gas (Pool and clubhouse)
- Clubhouse maintenance
- Pool operations and maintenance
- Tennis court maintenance
- Parks, pond and playground maintenance
- Lawncare
- Snow removal (clubhouse area)
- Professional management
- Website administration
- Newsletter production
- Fence repair
- Sign maintenance
- Insurance (common area)
- Legal fees
- Taxes and audit
- Reserve funding (major assets)
- Supplies

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 and Recreational Association have been registered with the Colorado Department of Regulatory Agencies / Division of Real Estate as now required by law. The HOA number assigned to the Maintenance Association is 22345. The Piney Creek Recreational Association's HOA number is 22347.