



Frequently Asked Questions – Pinnacle Ranch Condominiums Association, Inc.

Community Manager: Brittany Bull

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

Please contact Brittany at Westwind Management at 303.369.1800 ext. 130. Only owners may rent the clubhouse. They must properly complete the clubhouse rental form available on our website, pay the rental and deposit fees and must be in good standing.

The cost to rent the clubhouse is \$100.00. A security/ damage deposit of \$250 and a key deposit of \$35 are also required.

2. When does the Board of Directors meet?

The Board of Directors meets on the 2nd Thursday every month at the clubhouse. Please contact Management to confirm the time.

3. Do all exterior modifications require pre-approval?

Yes, all exterior modifications and improvements require written approval of a properly-completed ACC form (found on our website) *before* changes are made.

4. Who is the association's insurance company?

The insurance company is American Family – 303.462.2100. For a complete listing of insurance policies please visit our website under “Public Disclosure” for this community and see "Listing of Insurance Policies".

5. Are there restrictions on “For Rent” or “For Sale” signs in the community?

Yes, only one “For Rent” or “For Sale” sign can be displayed and only inside a window of a unit.

6. Are there pet restrictions in the community?

Only two domestic pets may be kept in each home. The City of Aurora Ordinance regarding pets is in effect.

7. Are there restrictions for satellite dishes?

Yes, satellite dishes are only allowed to be installed on the wood rail of the balcony or patio. If a unit is North facing, a homeowner may not be able to get a signal by placing the dish on their balcony or patio rail. In that instance, Warner Concepts must install a post on that building's chimney before such a dish can be installed. All exterior modifications and improvements (including satellite dish installations) require written approval of a properly-completed ACC form (found on our website) *before* changes are made.

8. Is there reserved parking?

Yes. Please contact Brittany at Westwind with any questions at 303.369.1800 X 130.

9. How do I get a pool key?

To obtain a pool key please call Brittany at Westwind, 303.369.1800 X 130. Replacement keys are \$25.

10. Is there security service in the community?

MP Security provides monitoring for the community but is not a security service.

11. 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.

12. Where should I send my maintenance fee payment?

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

13. Is the Association registered with the Colorado Department of Regulatory Agencies?

The Pinnacle Ranch Condominiums Association, Inc. 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 26073.

14. Is the Association FHA approved?

Yes, Pinnacle Ranch Condominiums Association, Inc. is currently approved with HUD for FHA mortgage loan guarantees Condo ID# D002935. That approval is currently good until 9/2/17 unless rules change again.

15. What do the maintenance fees cover?

- Water and sewer
- Irrigation water
- Common area electric
- Common area gas
- Exterior building maintenance
- Snow removal
- Lawncare
- Clubhouse maintenance
- Pool maintenance
- Monitoring service
- Professional management
- Insurance (common area and building envelope)
- Legal fees
- Taxes and audit
- Supplies