



Frequently Asked Questions – Seville Townhome Association

Community Manager: Brittany Bull

1. Does the Association carry insurance?

Yes, for Association insurance information, please contact National Insurance Brokerage at 720.524.4700.

2. There are required repairs that need to be made to the aluminum wiring.

Please see attached.

3. When will the snow removal company remove the snow?

The snow removal company removes snow after 2" of accumulation on sidewalks and 4" of accumulation on the driveways.

4. When does the Board of Directors meet?

The Board of Directors meets on the 4th Tuesday of every month at 4:00 p.m., located at the Mission Viejo Library. Please contact Westwind Management to confirm the date and time.

5. Do I need approval from the Board of Directors to make exterior improvements on my home?

Yes, every homeowner must obtain written approval from the Board of Directors prior to making any exterior improvements on their home. Please contact Brittany with Westwind Management Group, Inc., at 303.369.1800 Ext. 130 to request a form.

6. Are front porch lights and rear door lights my responsibility to repair and replace?

No, the Association will repair or replace light fixtures on front porches and rear doors. Please contact Brittany at 303.369.1800 Ext. 130 if you have a problem with either your front porch light or rear door light.

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

There is one sign allowed in the window per unit.

8. Are there pet restrictions in the community?

The pet restrictions are per city ordinance.

9. Is there reserved parking?

There is garage parking for owners.

10. Is there a pool and/or clubhouse?

There is no pool or clubhouse.

11. Is there a security company in the community?

There is no security.

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

14. What do the maintenance fees cover?

- Water and sewer
- Irrigation water
- Common area electric
- Trash removal
- Exterior building maintenance
- Snow removal
- Lawncare
- Painting (exterior, front doors & garage doors)
- Roof repair
- Asphalt repairs
- Fence repairs
- Professional management
- Insurance (common areas, building envelope and liability)
- Contribution to reserves for future capital improvements and maintenance

Seville Townhome 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 22378.

Aluminum Wiring Information

IMPORTANT NOTICE TO BUYERS & SELLERS!

Our insurance company issued a notice of pending termination of our blanket insurance policy in November of 2006 unless a mitigation plan was in place by December 15, 2007 that would address the problems associated with aluminum wiring and the connections. This type of wiring was used in the majority of the Seville units that were built in the early 70's; however, a few of the later buildings were wired with copper.

The Amended and Restated Declaration of Covenants, Conditions, and Restrictions of Seville Townhome Association dated 2001 on page 9, Article III, General Restrictions Section 3.07 titled "Insurance Rates" states: "Nothing shall be done or kept within Seville that would increase the rate or result in the cancellation of the Association's insurance". Article II Section 2.02 - Authority for and Duties of the Association - Item H - "Insurance", states: "The Homeowners Association is responsible to obtain and maintain insurance for the benefit of the community."

Pursuant to that issue, the Board of Directors for the Seville Townhome Association approved the following motion on October 22, 2007 that mandated the following requirement of all unit owners: "To approve the COPALUM upgrade as recommended by our insurance broker as the only permanent fix that will guarantee the availability of insurance at the lowest rate."

A variety of modifications have been practiced over the years; however, the U.S. Consumer Products Safety Commission considers the "COPALUM" method more acceptable. Only a small number of electricians are qualified to properly complete the COPALUM repair as it requires special tools and training.

Every terminal point needs to be modified within the home. That's all the outlets and receptacles. The cost is approximately \$55 per device with homes having approx. 50 to 65 devices per home.

This is strictly an insurance coverage and liability issue and NOT a City of Aurora building problem as the city doesn't care about the wiring now as long as it met code when it was installed. It met code in the early 70's but would not meet CURRENT code. The underlying problem is that aluminum wiring contracts at a greater rate than copper. Over time, the connections work loose and then arc to cause a fire. Unfortunately, the last fire in the community also alerted the insurance carrier that we had aluminum wiring.

Here are some symptoms that your wiring may have connection problems:

1. Flickering lights.
2. Unusual static on radio or television.
3. Arcing or sparks coming from switches or receptacles.
4. Reduced TV picture size.
5. Cover plates on switches or plugs hot/warm to the touch.
6. Plugs and lights that don't work indicating a dead circuit.
7. Circuit breakers that trip for no apparent reason.
8. Arching sounds within the main distribution panels.
9. Melted insulation on conductors near connections.
10. Burning plastic odor near plugs or switches or lights.
11. Smoke from switches or plugs or junction boxes.
12. Light bulbs that burn out quickly or shine unusually bright.

Those homes with aluminum wiring are now required to upgrade that wiring using a COPALUM method to insure a permanent fix to the electrical wiring connection. An original certification shall be provided to the current property management company upon completion. Any owner

who has failed to complete that requirement by December 1st, 2011, will be in violation. There is only one local company that is certified for this upgrade (although we are working with another company who will be certified soon).

Aluminum Wire Repair, Alex Costantino 720-299-4706.

ANY licensed electrician must certify those homes that are already in compliance with copper wiring throughout the unit, with an original certification provided to the current property management company.

You may wish to Google "COPALUM" on the Web for more information on aluminum wiring and the issues it presents.

Owners are advised that, even though the exterior of the building is currently covered, your personal belongings are not covered by this policy. You may wish to obtain separate content insurance for personal items and any upgrades you may have done to your home.

If you have any questions, please contact the property management company or the Board of Directors.

Sincerely,
Board of Directors for Seville Townhome Association