



## **Frequently Asked Questions – Sterling Hills Homeowners Association, Inc.**

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**Community Manager:** Janelle Maninger

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### **1. Is trash included in the maintenance fees?**

No, each resident must make their own trash removal arrangements.

### **2. Are there restrictions on "For Sale" signs in the community?**

There is one sign allowed per yard, no signs posted on fences.

### **3. Are there pet restrictions in the community?**

The pet restrictions are per City of Aurora ordinance. Animals used for commercial use are prohibited.

### **4. Who do I contact for information on exterior modifications?**

Contact Westwind, 303.369.1800 x117. (ACC approval needed prior to work starting)

### **5. Can I make my association payment by credit card or by E-check?**

Yes, please go to [www.westwindmanagement.com](http://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.

### **6. Where should I send my maintenance fee payment?**

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

### **7. When are meetings of the Membership?**

The Annual Meeting is held in February of each year. Notices are mailed to each homeowner approximately 30 days before the scheduled meeting.

## **8. When does the Board of Directors meet?**

The Board of Directors meets on the 3<sup>rd</sup> Wednesday of: January, March, May, July, September and October at 6:30 p.m. at All Saints Lutheran Church. Please call to confirm the date and time. The Board does not meet in November and December.

## **9. What do the maintenance fees cover?**

- Irrigation water for open space areas
- Open space electric
- Covenant enforcement
- Architectural improvement review and approval
- Snow removal (in open space areas only)
- Lawn care (open space areas only)
- Professional management
- Insurance (common areas)
- Open space maintenance

**Sterling Hills Homeowners 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 22364.**