



Frequently Asked Questions – The Village Townhouse Association

1. When does the Village View Newsletter come out?

It comes out in February, April, June, August, October and December.

2. When does the Board of Directors meet?

The Board of Directors meets on the 3rd Thursday of every month at 3:00 p.m., at the Community Center.

3. Do I have to repaint my townhouse in the same colors?

Yes, the common paint scheme is required. Paint colors by unit number are located on the website; please see below regarding The Village Paint Guidelines.

4. Do all exterior modifications require pre-approval?

Yes, per the declaration of covenants, all modifications or additions to the exterior of the homes must be approved by the Architectural Control Committee prior to any changes being made.

5. Who is the association's insurance company?

The insurance company is Anderson Ban - 303.814.3558

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

The signs are allowed in front of unit (24"x36") and (15"x6") at curb pointing toward unit with address on it. The arrow sign is only allowed if the For Rent or For Sale sign cannot be seen from the street and it has the unit number displayed.

7. Are there pet restrictions in the community?

The pet restrictions are per city ordinance.

8. Are there reserved parking spaces?

There are no assigned parking spaces.

9. Is there a pool or a clubhouse?

There is a pool and clubhouse, refer to the newsletter for details.

10. 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.

11. Where should I send my maintenance fee payment?

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

12. What do the maintenance fees cover?

- Water and sewer
- Irrigation water
- Common area electric
- Common area gas
- Snow removal
- Lawncare
- Fence repair
- Clubhouse maintenance
- Pool maintenance
- Tennis court maintenance
- Asphalt & concrete repairs
- Professional management
- Insurance (common area and both the exterior and interior "as originally constructed.")
- Legal fees
- Taxes and audit
- Supplies

The Village Townhouse 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 22387.

Dear Village Homeowner:

Subject: The Village Paint Guidelines – June 2013

This letter is to advise you of new procedures being implemented to help ensure that each Village townhouse is painted the correct colors, as required by our covenants. The Architectural Control Committee (ACC) has worked with the **Sherwin Williams** store located about a mile south in the shopping center at 3224 S. Wadsworth Blvd, (on the east side of Wadsworth, just south of W. Eastman Pl.) to establish accurate formulas for each unit's authorized paint colors.

Enclosed is a sheet that is printed with the specific Sherwin Williams paint formulas for the correct colors of your unit. **Please check at the top of the sheet to make sure your unit number is correct.**

Previously, paint chips were provided to homeowners so that they could use them to match their correct paint colors. We are no longer supporting this program and will not be replacing chips that have been misplaced or that were not transferred to new owners.

You are encouraged to use Sherwin Williams paint since the formulas they developed with us provide the most accurate original Village colors now available. "Low Sheen" or "Low Lustre" is the approved finish. There are several grades of S-W paint, with not a lot of price difference among them. The better the grade, the longer the paint will last – therefore, less money spent on labor to paint your unit in the long run. While the formulas can be used at any Sherwin Williams store, the location noted above will maintain a duplicate copy of authorized Village colors by unit. Be sure to indicate that your townhouse is in The Village at Wadsworth and Yale. **It is strongly suggested that you take your copy of the paint formulas with you to Sherwin Williams when purchasing your paint to double check your colors.**

These Village paint formulas are also posted on the Westwind Management web site (www.westwindmanagement.com, click on *Homeowners Resources*, then *The Village*, then *Paint Color Formulas*, and then your unit number). Westwind will also maintain a hard copy of our formula list. If you misplace your authorized colors formula sheet, you can get a duplicate from Westwind either electronically or by calling our community manager for a hard copy. To avoid any mistakes, please verify that your correct unit number is at the top of the document you receive.

The Village covenants require that all units be re-painted with the original assigned paint colors. If a unit is painted an incorrect color, this will result in an ACC citation that will require you to re-paint. It is the responsibility of the townhouse owner, not a contractor or anyone else, to assure that the correct colors are being applied.

Enclosed is a copy of The Village Paint Policy just updated and approved by the Board of Directors on June 20, 2013. It contains additional useful information about painting requirements for your unit.

Please contact our Community Manager Kyle Maring at Westwind Management (303-369-1800, ext. 132) with any questions or for assistance.

ARCHITECTURAL CONTROL COMMITTEE
The Village Townhouse Association

Painting Policy

Approved by the Board of Directors: June 20, 2013

Keeping our townhouses and garages, clubhouse, entrance signs, and common area elements painted on a regular schedule is important to the maintenance, appearance, and property values of our whole community as well as our individual units.

Using the proper colors of paint is equally important. When the Village was built, colors were professionally chosen for a harmonious appearance of the townhouses relative to one another and the Village as a whole. It is important that we maintain the paint color scheme originally used.

It is also required by our Covenants, which state: *“The exterior colors of the individual townhouse are important to the architectural integrity of this planned unit development. No change of paint or stain colors is permitted. Repainting shall be with . . . the same colors as originally applied.”*

The correct exterior field (main), trim, front door, and shutter colors for each unit, as well as the clubhouse and two entrance signs were chosen and applied by the builder (Writer Corporation). The original paint list is kept in the Architectural Control Committee (ACC) files and is the basis for the working paint list and paint samples maintained by the ACC to ensure that Covenant requirements are followed and original appearance of the Village is maintained. The working list was updated with minor corrections (e.g. deletion of shutter colors for 02 units that have no shutters) and verified against the original paint list.

Based on this working list, the Architectural Control Committee (ACC) has worked with **Sherwin Williams (S-W)** to establish accurate formulas for each unit’s authorized original paint colors. Previously, paint chips were provided to homeowners so that they could use them to match their correct paint colors. The ACC is no longer supporting this program and will not be replacing chips that have been misplaced or that were not transferred to new owners.

Each Village homeowner is provided with the S-W formulas for their unit’s colors. Homeowners are encouraged to use Sherwin Williams since the formulas they developed with us provide the most accurate original Village colors now available. “Low Sheen” or “Low Lustre” is the approved finish. There are several grades of S-W paint, with not a lot of price difference among them. The better the grade, the longer the paint will last – therefore, less money spent on labor to paint your unit in the long run. The formulas can be used at any Sherwin Williams store. It is strongly suggested that homeowners take their copy of the paint formulas with them to Sherwin Williams when purchasing their paint to double check their colors.

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During its semi-annual inspections, the ACC inspects units for paint condition, among other items. When it deems a unit needs painting, it notifies the homeowner to do so. This is always a judgment call, and that call is made judiciously with the knowledge that painting is an expensive homeowner obligation. But at the same time, the ACC does not hesitate to require re-painting when it feels that the condition of a unit's paint is detracting from the maintenance of the unit and/or the appearance and property values of the Village.

The ACC will actively monitor new painting for adherence to this paint policy.

In addition to the above and requiring use of the correct field, trim, front door and shutter colors, The Village Townhouse Association and its Architectural Control Committee policies for exterior painting are as follows:

- The original white trim paint was an off-white referred to as "Writer White. Over time there has been some confusion and misunderstanding about this color, and now many units are using a pure or stark white. All future painting of white trim color will be with "Writer White." Gutters and downspouts are to be painted the correct field and trim colors over which they lie.
Downspout extensions wherever used should be painted to color of the downspout they are extending.
- Gas meters beside garages should be painted the field color of the unit. This is the homeowner's responsibility. Do not paint the identification tag on the meter.
- Garage doors (including new metal doors) are to be painted the field color of the unit; garage door trim is to be painted the unit trim color. New doors may not be left unpainted, no matter how close the paint comes to looking like the authorized color.
- When new windows are installed, the exterior framing should be painted the trim color of the unit to match the original appearance.
- Front doors of units must be painted or stained their original color as specified by the paint list and formulas. Some doors have been painted other colors over the years and these should be brought back into line with original colors.
- Nearly half of Village unit front doors were stained walnut, but no specific brand of stain was specified. It is likely doors were installed pre-stained. Because wood types accept stain differently and different exposures to sun, currently the "walnut" doors in the Village have a generally uniform appearance while not being exactly alike compared one to another. It is the owner's option of what brand of walnut stain to use, but the "walnut" color must be maintained – or restored where it has been changed. If staining or re-staining is not possible or practical (e.g. where ACC has approved replacement of a wooden door with a steel door), original door appearance must be maintained by The Village Coffee color. The formula can be obtained from the community manager.
- Roof vents are all to be painted Coffee color.
- Window wells should be painted a steel gray color. RUST-OLEUM "Cold Galvanizing Compound" in a spray can is recommended. Window wells that are rusty or otherwise detract from the appearance of the unit are not permitted and must be painted. In addition to being unattractive, rusting window wells if not maintained will lead to major replacement, which is expensive and damaging to common area plantings, etc.
- Townhouses with a front balcony: balcony railing to be painted trim color; balcony door to be painted the field color of the unit.

- The Association is responsible for timely painting of the clubhouse, entrance signs, and other common area elements (hand rails, light posts, utility boxes, building numbers on end units, etc.) to ensure the overall appearance of the Village and its property values. The correct colors for the clubhouse and entrance signs are included at the end of the official paint list and formulas are available from the community manager. Hand rails and light posts are to be painted black. Fire hydrants are painted by the Denver Fire Department, but the Association monitors the appearance of the hydrants and requests painting as needed.