



## Frequently Asked Questions – Canyon Creek Condominiums

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Community Manager: [Janelle Maninger](#)

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

3<sup>rd</sup> Monday of the Month at Chaparral High School Room 305 at 6 pm

### **2. Do all exterior modifications require pre-approval?**

Yes, all exterior modifications require prior approval.

### **3. What does the association maintain on or near my unit?**

The Association maintains the exteriors of the buildings, entryways, hallways, the common area, the landscaping, parking lots, gazebos, playground area, etc.

### **4. What is the responsibility of owner's to maintain in and around their units?**

The homeowner is responsible for the interior of their home.

### **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 only allowed in the windows, one per unit.

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

Yes, owners are allowed to house on site no more than Two (2) dogs and Two (2) cats. Also all City and County pet ordinances are to be followed.

### **9. What amenities are included?**

Three gazebos and one playground area.

**10. Is there a security service in the community?**

There is a parking lot monitoring company that patrols the community.

**11. When is the trash service for the community?**

There are two dumpster locations at the community that are picked up three times a week. Please remember large items (furniture, mattresses, etc.) are not allowed to be disposed of in the dumpsters. Please call Alpine Waste at 303-744-9881 to arrange a special pickup for any large items you wish to dispose of.

**12. Can I have my HOA payments taken out automatically from my checking account?**

Yes, print the ACH form from our web site or call 303-369-1800.

**13. If the HOA dues increase do I have to fill out a new ACH form?**

No, the new amount for the dues will automatically be taken out of your checking account.

**14. Can I make my association payment by credit card or on-line?**

Yes, please go to [www.westwindmanagement.com](http://www.westwindmanagement.com) and click on the 'On-line Payments' link. You may pay by Visa, MasterCard, and Discover, or by eCheck. There is a \$9.95 fee for each transaction. If you set up a reoccurring payment through the eCheck feature, there will be a \$2.00 fee per transaction.

**15. What do the maintenance fees cover?**

- Water and sewer
- Irrigation water
- Common area electric
- Common area gas
- Trash removal (dumpsters)
- Snow removal
- Parking patrol
- Lawncare
- Common property maintenance & cleanup
- Hallway and stairwell cleaning
- Building maintenance (exterior)
- Mail kiosk
- Asphalt & concrete repairs
- Professional management
- Insurance
- Legal fees

- Taxes and audit
- Supplies

**16. Where should I send my maintenance fee payment?**

Please send your payment to: P.O. Box 5207, Denver, CO 80217-5207

**Canyon Creek Condominium 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 22099.**