



Frequently Asked Questions – Heatherridge South HOA

Community Manager: [Janelle Maninger](#)

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

Contact Westwind Management Group, Inc. at 303.369.1800 Ext. 117 for availability. Fees and deposit amounts vary based on group size, please contact the office for details.

2. When does the Board of Directors meet?

The Board of Directors meets on the 4th Tuesday of every month at 6:30 p.m., located at the clubhouse.

3. Am I responsible for maintaining my front courtyard?

Any additions or modifications made by the owner in the courtyard (including landscaping) are the unit owner's responsibility to maintain. The other limited common elements (i.e. sidewalk, porch) are maintained by the Association.

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 Board of Directors prior to any changes being made.

5. Who is the association's insurance company?

The insurance company is Van Gilder Insurance Corp. – 303.837.8500.

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?

The City of Aurora ordinance is in effect.

8. Is there reserved parking?

There is garage parking per unit.

9. How do I get a pool key?

To obtain a pool key call Westwind, 303.369.1800. \$25 charge applies.

10. Is there security service in the community?

Yes, Advanced Security is the security company for the community, 303.766.SAFE (7233).

11. 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.

12. 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.

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

Yes, please go to 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.

14. What do the maintenance fees cover?

- Water and sewer
- Irrigation water
- Common area electric
- Common area gas
- Trash removal (curbside)
- Exterior building maintenance
- Snow removal
- Lawncare
- Painting
- Roof repair

- Fence repair
- Clubhouse maintenance
- Pool maintenance
- Park maintenance
- Asphalt & concrete repairs
- Security service
- Professional management
- Insurance (common area and building envelope)
- Legal fees
- Taxes and audit
- Supplies
- On-site maintenance

15. Where should I send my maintenance fee payment?

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