



Frequently Asked Questions – Hidden River I Master Association

Community Manager: [Janelle Maninger](#)

1. Are the Hidden River II and Hidden River III Associations part of the Master Association?

No, they are separate Associations. Hidden River II can use the recreational facilities through a cross easement, however Hidden River III residents cannot.

2. Can I reserve the clubhouse?

Yes, there is a \$300.00 deposit and a \$50.00 rental fee. To make clubhouse reservations, please contact the Clubhouse Manager at 303.840.4452.

3. How do I obtain a pool and tennis key?

Please contact Westwind Management Group, Inc. at 303.369.1800 for a replacement key. Replacement keys cost \$100.00; \$500.00 if you have received a key and are selling your home and do not provide the key to the new owner.

4. Does the Association provide trash pickup?

No, each homeowner contracts trash removal on an individual basis.

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

There is one sign allowed per yard.

6. Are there pet restrictions in the community?

The pet restrictions are per Town / County ordinance.

7. 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.

8. 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.

9. 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.

10. Who do I contact to do exterior improvements?

Please contact Westwind Management at 303-369-1800 x117 for the proper form. All improvements must be approved by the Architectural Committee.

11. What do the maintenance fees cover?

- Irrigation water
- Common area electric
- Common area gas (Pool, clubhouse, etc.)
- Snow removal (sidewalk along Tallman only)
- Lawn care (common areas only)
- Asphalt repairs (Clubhouse parking lot & greenbelt paths)
- Pool maintenance, including lifeguard services
- Fence repairs (Right of Way fencing only along Tallman)
- Professional management
- Insurance (common areas only)
- Clubhouse maintenance
- Tennis court maintenance
- Security system at clubhouse
- Playground & soccer field maintenance

12. Where should I send my maintenance fee payment?

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