



## **Frequently Asked Questions – Hidden River I Master Association**

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Community Manager: [Janelle Maninger](#)

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### **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 \$250.00; \$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](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.

**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

**Hidden River Master 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 22319.**