



Frequently Asked Questions – Sterling Hills Homeowners Association, Inc.

Community Manager: [Janelle Maninger](#)

1. Is trash included in the maintenance fees?

No, each resident must make their own trash removal arrangements.

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

There is one sign allowed per yard, no signs posted on fences.

3. Are there pet restrictions in the community?

The pet restrictions are per City of Aurora ordinance. Animals used for commercial use are prohibited.

4. Who do I contact for information on exterior modifications?

Contact Westwind, 303.369.1800 x117. (ACC approval needed prior to work starting)

5. 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.

6. 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.

7. What do the maintenance fees cover?

- Irrigation water for open space areas
- Open space electric
- Weekly inspections for covenant violations
- Architectural improvement review and approval
- Snow removal (in open space areas only)
- Lawn care (open space areas only)
- Professional management
- Insurance (common areas)
- Open space maintenance

8. When are meetings of the Membership?

The Annual Meeting is held in February of each year. Notices are mailed to each homeowner approximately 30 days before the scheduled meeting.

9. When does the Board of Directors meet?

The Board of Directors meets on the 3rd Wednesday of every month at 6:30 p.m. at the Westwind Management office. Please call to confirm the date and time. The Board does not meet in November and December.

10. Where should I send my maintenance fee payment?

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

Sterling Hills 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 22364.