



## WILLOWRIDGE UMBRELLA ASSOCIATION

To Whom It May Concern:

Enclosed is our standard Information Letter for WILLOWRIDGE UMBRELLA ASSOCIATION. This form has all the information that is normally requested. We provide this form free of charge. The warrantability for FHA, VA, FNMA, FHLMC, CONV loans is dependent on each individual lender underwriting requirements.

If additional information is requested or you need your own form filled out, there will be a \$100.00 charge for this service. Please let us know if additional information is needed.

Sincerely,

*Janelle Maninger.*

Association Business Manager  
Westwind Management Group, Inc.

15150 EAST ILIFF AVENUE  
Ph (303) 369.1800

AURORA, CO 80014  
Fax (303) 369.0007

[www.westwindmanagement.com](http://www.westwindmanagement.com)

WILLOWRIDGE UMBRELLA ASSOCIATION, INC.  
INFORMATION LETTER

1. Project Name: **WILLOWRIDGE UMBRELLA ASSOCIATION, INC.**  
Address: \_\_\_\_\_
2. Total number of homes in the project: **436**
3. Total number of homes sold and closed: **436**
4. Sold but not closed: **0**
5. Total number of homes within the master association occupied as:  
Owner Occupied principal (11/11): **308**  
Investment/rental: **128**
6. Does any one person own more than 10% of the homes? **No 11/11**
7. Is ownership in the project fee-simple? **Yes - (not leasehold)**
8. Do the recorded legal documents allow the master association to be expanded by additional phases or homes not yet constructed? **No**
9. How many stories are in the master association? **The clubhouse contains 2 stories**
10. Are the common areas and facilities completed? **Yes**
11. What amenities are included in the common areas? **A pool, clubhouse and two tennis courts**
12. Is the master association a conversion of a building? **No**
13. Is the control of the master association turned over to the home owners? **Yes - Date of transfer: 1981**
14. Are there sub associations within the master association? **YES- Willowridge Townhomes, Champagne in Willowridge, Embarcadero, Willowridge Duplexes and Brookside at Willowridge**
15. Is there a management company for the master association? **Yes**  
Westwind Management Group, Inc.  
15150 E. Iliff Ave., Aurora, CO 80014  
303-369-1800 FAX: 303-369-0007
16. Amount of quarterly association fee: **\$75.00**
17. All fees are paid quarterly. Special Assessments? **None**
18. Affidavit & Ownership Conveyance fee: **\$175.00 (\$225.00 if needed within 72 hours or if an account is over 30 days delinquent)**

19. Working Capital: **3 times monthly maintenance fee (\$75.00)**
20. Phases: **N/A – 5 separate sub associations**
21. Any litigation against the Association? **NO**
22. Insurance: **Anderson – Ban (liability only) - 303.814.3558**
23. Does the Association permit weekly or daily rentals? **No**
24. What is the present amount of the maintenance reserves for future replacement of the common areas? **\$141,139.00 as of 8/11**
25. **30** homeowners are more than 30 days or more delinquent, totaling **\$17,774.00 as of 8/11**

I hereby certify that the above information is true and correct to the best of my knowledge and belief.

*Candice TerHark*

**Candice TerHark**  
Authorized Representative

**303-369-1800 Ext. 106**  
Phone

11/30/11