

WESTWOOD ESTATES COMMUNITY NEWSLETTER

July Happenings 2022

Policies and Procedures Approved by your Board this past month

For the Adoption and Amendment of Policies

As required by C.R.S. 38-33.3-209.5

For Conducting Owner and Board of Director Meetings

As required by C.R.S. 38-33.3-209.5

For Covenant Enforcement Policy and Procedure

As required by C.R.S. 38-33.3-209.5

For Reserve Study

As required by C.R.S. 38-33.3-209.5

For Investment of Reserve Funds

As required by C.R.S. 38-33.3-209.5

For Handling Conflicts of Interest

As required by C.R.S. 38-33.3-209.5

For Inspection and Copying of Association Records

As required by C.R.S. 38-33.3-209.5

AMENDED PARKING POLICY Board approval 6.13.2022

Transfer on Sale Fee to be paid by Buyer.

Copies of all policies are posted on our website [Heritage Property Management - Home \(hpmgj.com\)](http://Heritage Property Management - Home (hpmgj.com))

To find, click on HOA link, scroll down to Westwood Estates

Stay Informed or Where do I find HOA Information?

Need to find a HOA document, newsletters, board minutes, HOA forms, Rules & Regulations, Board Policies. Heritage Management website will have all our official documents, announcements, your online payment account, forms for board requests such as architectural, parking, complaints, registration of new resident. If you don't see the form you are needing or have a question, you may email HOA board secretary at westwoodhoa2022@gmail.com. At the present time our www.westwoodhoa.com is not an active or a current website.

About your community

What do our governing documents say about Landscape:

Landscaping of Common Elements Immediately Adjacent to Homeowners Unit are woody plants, commonly called foundation plantings. Plantings are the responsibility of the Homeowner's Association, however, since these plantings are not currently served by the Association sprinkler system, homeowners are encouraged to periodically water these plants.

If Damage is the result of the negligence or other fault of a condominium unit owner, (could also mean owners' tenant) then such condominium unit owner shall be responsible for all of damages.

Trash disposal and use of dumpsters: Items prohibited

Furniture of any kind

Appliances of any kind

Carpeting, mattresses or other bulky items

Hazardous materials, according to city ordinances including anti-freeze, automobile products, paints, solvents, wood stains, and like items pesticides, insecticides, herbicides, household cleaners, old gasoline and aerosol cans. If you have a delivery of large bulky box items have your contractors or delivery people remove.

For all electronic components, there is a recycle company located on D Rd, 3199 D Rd #C, they will take cords, components, and pay you. They will not take computer monitors or TVs

What is and why did the Board approve a Transfer fee on Sale? Your board approved, at the June meeting, a fee to be paid by a buyer when they purchase a Westwood Unit, paid at the time of their closing. The fee is allowable in our Colorado state statutes. The fee has been identified as a contribution to the Associations' Reserve Account, not an administrative fee. Your board is utilizing tools that the State of Colorado says are legal to help support and address the financial needs of a HOA community. Your board felt a new homeowner should contribute to our overall Capital Improvement fund, i.e. Reserve Account. The current fee is \$350.00 paid only once by a BUYER. If and when you are going to be selling your unit, be sure to tell your Real Estate Broker to disclose the fee as a "buyer paid fee".

New Parking Policy - Highlights, Guests are allowed to park in "guest" parking spaces up to 5 days, beyond 5 days there is a daily fee of \$10 per day. 12 plex owners may reserve a second parking spot for \$20.00 per month up to 3 months, with renewal. All parking forms are on www.hpmgj.com

*****Pending Tasks for your Board over next few Months*****

Identify long-range capital improvements, i.e Reserve Study, Gather Nominations for Board Vacancy, begin working on 2023 Budget, Follow through with Architectural Committee's compliance recommendations.

Where to Send an Agenda Request, Question for your Board, or Complaint

westwoodhoa2022@gmail.com

P.S Our Club House Central Air Conditioner decided to give up after 40 + years. We have requested 3 bids to replace, hopefully by the time our August meeting (August 15 @ 5 P.M.) we will be "Cool Again"