

# Black Feather Condominium Association Education Document 2019

Homeowner Associations have a unique role in the housing market. HOAs are developed to maintain property values, meet established homeowner expectations and lower burdens on state and local governments through common assessments.

## **The Black Feather Condominium Association fees are:**

\$255.00 per month  
\$15.00 per month if you have a garage

## **This includes:**

Water  
Sewer  
Trash removal  
All common area landscape maintenance  
Snow removal: Parking lot, walks and mailboxes  
Recreation center maintenance and cleaning  
Fitness equipment maintenance and replacement  
Pool and Spa maintenance  
Playground Maintenance  
Exterior pest control  
Electricity in the common areas  
Exterior maintenance on buildings  
Insurance on common areas; including residence structures, garages and recreation center including roofs. (homeowner carries HO6 insurance policy).  
Reserve contributions for future replacement of common components  
Professional Management, website maintenance and other professional services to support the legal operations of the community.

Dues are paid monthly. The late date is the **15<sup>th</sup>** of the month. A \$25.00 late fee is charged after the 15<sup>th</sup>. The Board meets quarterly. Meetings dates, locations and agendas will be posted by the mailboxes.

## **Insurance is carried by:**

Network Insurance Services | 5261 S Quebec St #100 Greenwood Village CO 80111  
Office (303) 951-4207 | Cell (303) 681-1706 | Fax (303) 708-0202 | [www.thinkNIS.com](http://www.thinkNIS.com)

Please see the Rules and Regulations for more information on the protective covenants.

## **Black Feather Condominium Association is managed by:**

Jen Wyman  
Metro Property Management  
10800 E. Bethany Dr. #235  
Aurora, CO 80014  
[JWyman@MetroPropertyMgt.com](mailto:JWyman@MetroPropertyMgt.com)

**303.309.6220**

**303.309.6222 fax**

**Office Hours 8-5 M-F**

**Please see the website for more information for Black Feather Condominium Association at domain address [MetroPropertyMgt.com](http://MetroPropertyMgt.com)**