

Shadow Creek Homeowner's Association Education Document, January 2018

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 Shadow Creek HOA fees for 2018 are **\$278** per month, this includes:

- All landscape maintenance front and back
- Landscape irrigation
- Snow removal: Streets, driveway, walks and mailboxes
- Water feature maintenance
- Pest control
- Exterior maintenance on buildings
- Insurance on structure (homeowner carries contents insurance)
- Reserve contributions for future replacement of common components
- Professional Management and website maintenance

Dues are paid monthly. The late date is the **30th** of the month. A \$10.00 late fee is charged after the 30th.

The hazard insurance policy is held by:
American Family Insurance: Ella Washington, Agent
6525 Gunpark Dr Ste 360 / Boulder, CO 80301 / Ph: 303.530.3444 / Fax: 303.527.4909

Shadow Creek Covenants do not allow for Homeowners to remove or alter any landscaping without prior approval. If you would like to modify your landscape or home exterior, an Architectural Design Request must be submitted to the committee for approval. The committee has 30 days to review and respond.

Homeowners **may plant flowers** in areas within the landscaping scheme on their Lot designed to serve as flowerbeds without approval.

In 2018 the Saddle Rock South Master & Saddle Rock South Metro HOA is responsible for:

- Trash Removal
- Grounds maintenance for parks
- Insurance

Recreation Amenities

- Moonshadow East Pool, Gartrell & Easter,
- Saddle Rock South Pool Saddle Rock Lane, South of Arapahoe and Liverpool
- Tennis Courts Saddle Rock Lane
- Clubhouse 6800 S. Liverpool St. Suite A

Shadow Creek HOA: Dan Anderson II Metro Property Management;
10800 E. Bethany Dr. #235; Aurora, CO 80014: **303.309.6220**

Saddle Rock South Master: Kim Bacon, Colorado Management Assoc.;
303.730.2200

Saddle Rock South Metro: Irene Borisov, Summit Management; **303.459.4919**