

# **HAMPDEN HILLS AT AURORA**

## **Education Document 2023**

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.

Each property in Hampden Hills at Aurora requires the owner to procure their own single family homeowner Insurance policy.

**The Hampden Hills at Aurora Homeowners Association fees are:**  
\$200.00 per month

**This includes:**

Trash removal  
All commonly maintained landscape areas  
Snow removal  
Parking lot maintenance and permit oversight  
Community Monitoring  
Architectural review  
Scheduled painting of the entire community  
Non warranty roof and gutter repairs  
Covenant enforcement  
Insurance policies for the Board and common areas (homeowners insure their home and roof from hazard)  
Reserve contributions for future replacement of common components  
Professional management, Accounting, General Counsel and website maintenance  
Paint

Assessments are due on the first day of the month. The grace period ends on the 15<sup>th</sup> of the month. A \$25.00 late fee is charged after the 15<sup>th</sup> and every month the account is delinquent.

The Board meets monthly. Meetings are held on the 3<sup>rd</sup> Tuesday of every month at 7:00pm over the zoom.us platform.

The insurance policies for the Board and common property are held by:

Assured Partners  
Ryan Hurley  
Phone: 303-771-1800  
4582 So. Ulster, Suite 600  
Denver, CO 80237

**The Hampden Hills at Aurora is managed by:**

Molly Ryan  
Metro Property Management  
10800 E. Bethany Dr. #235  
Aurora, CO 80014  
[MRyan@MetroPropertyMgt.com](mailto:MRyan@MetroPropertyMgt.com)

**303.309.6220**

**303.309.6222 fax**

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

**Please see the website for more information for Hampden Hills at Aurora Homeowners Association at domain address [MetroPropertyMgt.com](http://MetroPropertyMgt.com)**