



Education Document 2024

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.

Stone Canyon Association fees are:

Units A & L	\$ 316.00	Units D, E, H & I	\$ 284.00
Units B & K	\$ 303.00	Units F & G	\$ 351.00
Units C & J	\$ 289.00		

If your building has 6 units instead of 12, the assessments are different:

Units A&F = \$316.00, Units B&E = \$289.00 and Units C&D = \$284.00

Dues are paid monthly. The late date is the **10th** of the month. A \$20.00 late fee is charged after the 10th.

This includes:

- Water
- Sewer
- Trash removal
- Exterior building maintenance including the roofs
- Hazard Insurance on structure (homeowner carries contents insurance and loss assessment coverage for no less than \$11,420.00)
- General Liability insurance for the common areas
- Reserve contributions for future replacement of common components
- Common area landscape maintenance including the retention pond
- Snow removal: Parking lot, walks and mailboxes
- Parking lot painting and resurfacing
- Pool and pool restroom maintenance
- Pool access control
- Pest control
- Electricity and lighting repairs in the common areas
- Professional Management, website maintenance and other services to support the legal operation of the Association.

The Board meets monthly. Meetings are currently held over the zoom platform on the fourth Monday of every month at 6:30pm. Agendas and login details will be emailed in advance. The insurance broker for the master insurance policy is:

USI INSURANCE SERVICES, LLC

One South Nevada Avenue, Suite 230
Colorado Springs, CO 80903
t 719.228.1070

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

Stone Canyon Association is managed by:

Molly Ryan
Metro Property Management
10800 E. Bethany Dr. #235
Aurora, CO 80014
MRyan@MetroPropertyMgt.com
303.309.6220
303.309.6222 fax

Please see the website for more information for the Stone Canyon Association at **MetroPropertyMgt.com**