



## Education Document 2025

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:**

<b>Units A &amp; L</b>	<b>\$ 322.00</b>	<b>Units D, E, H &amp; I</b>	<b>\$ 290.00</b>
<b>Units B &amp; K</b>	<b>\$ 309.00</b>	<b>Units F &amp; G</b>	<b>\$ 358.00</b>
<b>Units C &amp; J</b>	<b>\$ 295.00</b>		

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

**Units A&F = \$322.00, Units B&E = \$295.00 and Units C&D = \$290.00**

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

**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**

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