

# **COUNTRY CLUB RIDGE CONDOMINIUM ASSOCIATION January 2026 Education Document**

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.

**Country Club Ridge Association fees are \$408.00.**

Dues are paid monthly. The late date is the **10<sup>th</sup>** of the month. A \$50.00 late fee is charged after the 10<sup>th</sup>.

**This includes:**

Water

Sewer

Trash and recycling removal

Exterior building maintenance including the roofs

Hazard Insurance on structure (As recommended by the Association's State Farm Insurance Agent, homeowner should carry contents insurance and loss assessment coverage for no less than \$10,000)

General Liability insurance for the common areas

Reserve contributions for future replacement of common components

Common area landscape maintenance

Snow removal: Parking lot, walks and mailboxes

Parking lot painting and resurfacing

Exterior 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 third Monday of every month at 5:30pm. Agendas and login details will be emailed in advance. The insurance broker for the master insurance policy is:

**State Farm Insurance**

**Denisse Moreta Feigenbaum**

**Robert Erben Agency**

**2342 Broadway Street**

**Boulder, CO, 80304**

**303.530.0404**

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

**Country Club Ridge Condominium Association is managed by:**

Dan Anderson II

Metro Property Management

10800 E. Bethany Dr. #235

Aurora, CO 80014

DAnderson@MetroPropertyMgt.com

**303.309.6220**

Please see the website for more information for the Country Club Ridge Condominium Association at

**MetroPropertyMgt.com**