

**PARKVIEW HEIGHTS HOMEOWNER ASSOCIATION
BOARD MEETING MINUTES
THURSDAY SEPTEMBER 25, 2025, 22277 EAST
LAKE LANE**

QUORUM ESTABLISHED (Three of Five directors needed to reach quorum)

Pat Altebaumer / Present
Ed Dettling, / Present
Clay Conner, / Present
Darcy O'Dell, / Present
Artem Ivushkin, / Absent
Dan Anderson Metro Property / Present
Meeting Called To Order 6:32pm

I. APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST

- A. The Board approves the agenda or makes motions to recommend modifications. Approved
- B. Board members disclose any conflicts of interest regarding agenda items.
No Conflicts

11. **SPECIAL GUEST** – Yolanda, Glenda, plus 2

111. **APPROVE MINUTES** – Minutes from the previous Board Meeting (June 26, 2025) Approved.

IV. **FINANCIALS** – June, July, August 2025 Financials approved pending final audit.

V. ARC ITEMS FOR RATIFICATION -

- ▶ 22229 ELP, Add Back Patio Cover -Approved
- ▶ 22229 ELP, Remove And Replace Concrete Sidewalk Plus Widen Front Step –Approved
- ▶ 5893 SRC, Replace (9) Windows With Grids, Approved
- ▶ 22360 ELA, Requested Exterior Storage For Interior Project - Approved
- ▶ 6004 STW, New House Paint Scheme, Approved
- ▶ 5992 STW, New House Paint Scheme, Approved
- ▶ 5992 STW, Replace (15) Windows With Grids, Approved
- ▶ 5893 SRC, Replace Front And Rear Doors, Approved
- ▶ 6151 SSS, Paint House Same Color Scheme, Approved
- ▶ 6056 SSW, Major Landscape Plant-Life Upgrade, Approved
- ▶ 6005 SSS, Replace (5) Windows With Grids -Approved
- ▶ 6074 STW, New House Paint Scheme, Approved

VI. **OTHER BUSINESS ITEMS FOR RATIFICATION** - None

VII. **MANAGERS REPORT**- Included

VIII. NEW & ONGOING BUSINESS -

A. New Replacement 3-Rail Fence Line Project Is Underway. Start Date 9-22-2025. Mesh will be installed inside fence.

B. Await New Collection Policy Moeller Graf Law Firm

C. Cable Installation - Darcy Report

D. Covenant Enforcement Report

E. Holiday Lighting 3-Year Proposal - Approved

F. Alex And Sons Snow Removal & 2026 Landscape Maintenance Proposals - Approved

G. 2025 Fall Garage Sale Weekend – Not Approved, Too Late In The Season

H. Fall Dumpster Roll-Off Weekend - Weekends of 7 and 14 Nov

I. Newsletter Topics - Provided

J. Proposed 2026 Annual Budget – 10% Decrease Approved

K. 2025 Annual Membership Meeting – Thursday November 20, 2025 6:30p.m.

IX. **HOMEOWNER FORUM** – There were no homeowner questions and or comments.

X. **RECESS TO EXECUTIVE SESSION** – Discuss Delinquencies & Attorney Covenant Enforcement 7:55pm

XI. **RETURN TO BOARD MEETING** 8:15pm

- Board voted to send 5955 South Rome Court and 5943 South Tempe Way to Association Attorney for Covenant Violation reasons.

ADJOURNMENT 8:22 pm

**PARKVIEW HEIGHTS HOMEOWNER ASSOCIATION
BOARD MEETING MINUTES
THURSDAY JUNE 26, 2025, 6:30 PM
22277 EAST LAKE LANE**

- I. **QUORUM ESTABLISHED** - Pat Altebaumer, Ed Dettling and Artem Ivushkin were present. Clay Conner and Darcy O'Dell were absent. Dan Anderson with Metro Property Management along with three homeowners were also present. The meeting was called to order a 6:33 p.m.
- n. **APPROVAL OF THE AGENDA; DISCLOSURE OF CONFLICTS OF INTEREST** - The Agenda was approved and there were no conflicts of interest.
111. **SPECIAL GUEST** - None
- IV. **APPROVE MINUTES** - Minutes from the previous Board Meeting (March 25, 2025) were approved.
- V. **FINANCIALS** - March, April, May 2025 Financials were approved pending final audit.
- VI. **THE FOLLOWING ARC REQUESTSD WERE RATIFIED-**
- ▶ 6032 STW - Replace Back Deck -Approved 3-27-2025
 - ▶ 22264 EAL - Screen In Back Patio Plus Add Two Doors - Approved 4-7-2025
 - ▶ 22339 ELA - Replace Sliding Glass Doors And Windows - Approved 5-7-2025
 - ▶ 22370 ELL - Install Sod Back Yard - Approved 5-22-2025
 - ▶ 6604 STW - Roof Replacement-Approved 5-31-2025
 - ▶ 5941 STW - Back Yard Sunroom Addition -Approved 5-31-2025
 - ▶ 6015 SSW - Window Replacement-Approved 5-31-2025
 - ▶ 22132 EAL - New Paint Scheme -Approved 6-17-2025
 - ▶ 6151 SSS - Exterior Permanent Roof Lighting - Approved 6-17-2025
- VII. **OTHER BUSINESS ITEMS FOR RATIFICATION** - None
- VIII. **MANAGERS REPORT-** Included

IX. NEW & ONGOING BUSINESS -

- A. Updated Collection Policy Approved
- B. Fall Dumpster Roll-Off Weekend will be discussed during next Board Meeting
- C. Homeowner at 6101 SSS requested financial assistance to remove a tree in her front yard for safety reasons. Request denied.
- D. State Farm Insurance Renewal Approved
- E. Approved New Sod and Tree Projects Complete
- F.** New Approved 3-Rail Fence Line Project on track for fall installation. Management will notify affected homeowners as needed.
- G. Covenant Violations Report. Board approves escalating notices to next level as needed.
- H. Exposed Downspout Extension Drain Lines are to be buried and hidden.
- I. Next Board Meeting is scheduled for Thursday September 18, 2025.

X. HOMEOWNER FORUM - One homeowner volunteered to join the Design Review Request Committee. Three volunteers currently make up the Committee. The Board will keep the offer in mind as having a Committee of four would not allow a tie vote to take place if needed.

XI. ADJOURNMENT (Discuss Delinquencies) 8:33 p.m.

Parkview Heights Homeowners Association, Inc

Balance Sheet For 8/31/2025

Assets

Mutual of Omaha Bank Operating	\$114,531.82
Mutual of Omaha Bank - Reserve	\$104,237.65
Accounts Receivable	\$16,795.59
Allowance for Doubtful Account	(2,500.00)

Total Assets

	\$233,065.06
Total Assets	\$233,065.06

Liabilities

Accounts Payable	\$7,143.54
Prepaid Assessments	\$13,096.74
Suspense	\$212.28

Total Liabilities

\$20,452.56

Equity

Net Income	(\$67,227.67)
Retained Earnings	\$197,472.77
Retained Earnings - Reserve	\$81,121.13

Total Equity

\$211,366.23

Total Liabilities / Equity	\$231,818.79
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Parkview Heights Homeowners Association, Inc

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income		11,363.67	(11,363.67)	102,273.00	90,909.36	11,363.64	136,364.00
4100 - Late Fee Income	250.00		250.00	2,525.00		2,525.00	
4120 - Legal Fees Collection Income				2,180.00		2,180.00	
4400 - Miscellaneous Income				.50		.50	
4450 - Operating Interest Income	5.10		5.10	42.37		42.37	
4500 - Reserve Income	(1,069.37)		(1,069.37)	(8,554.96)		(8,554.96)	
Total Income	(814.27)	11,363.67	(12,177.94)	98,465.91	90,909.36	7,556.55	136,364.00
Total Income	(814.27)	11,363.67	(12,177.94)	98,465.91	90,909.36	7,556.55	136,364.00
Operating Expense							
Expense							
5000 - Electric	58.43	60.42	1.99	454.19	483.36	29.17	725.00
5100 - Trash		2,433.33	2,433.33	19,288.14	19,466.64	178.50	29,200.00
5200 - Water/Sewer	2,965.69	916.67	(2,049.02)	8,504.34	7,333.36	(1,170.98)	11,000.00
6500 - Landscape Contract	1,450.47	900.00	(550.47)	7,252.35	7,200.00	(52.35)	10,800.00
6525 - Irrigation Repairs		166.67	166.67	1,704.00	1,333.36	(370.64)	2,000.00
6550 - Grounds Improvements		516.67	516.67		4,133.36	4,133.36	6,200.00
6575 - Tree/Shrub Pruning		1,166.67	1,166.67	20,163.00	9,333.36	(10,829.64)	14,000.00
6600 - Chemical Applications		50.00	50.00		400.00	400.00	600.00
6650 - Snow Removal		350.00	350.00	2,025.00	2,800.00	775.00	4,200.00
6700 - Holiday Decor and Lighting		177.08	177.08	2,000.00	1,416.64	(583.36)	2,125.00
6800 - Misc Grounds Maint		250.00	250.00	5,645.38	2,000.00	(3,645.38)	3,000.00
6825 - Fence Maintenance & Repair		83.33	83.33		666.64	666.64	1,000.00
6850 - Monument and Signage		41.67	41.67		333.36	333.36	500.00
7000 - Management	2,047.27	1,690.13	(357.14)	13,872.84	13,521.04	(351.80)	20,281.56
7100 - Administration		516.67	516.67	1,547.89	4,133.36	2,585.47	6,200.00
7290 - Insurance		350.00	350.00	4,264.00	2,800.00	(1,464.00)	4,200.00
7300 - Audit/Tax Return		41.67	41.67		333.36	333.36	500.00
7500 - Legal - General		83.33	83.33	109.50	666.64	557.14	1,000.00
7550 - Legal - Collection	2,108.00	416.67	(1,691.33)	3,426.00	3,333.36	(92.64)	5,000.00
7650 - Community Activities		83.33	83.33		666.64	666.64	1,000.00
8000 - Reserve Contributions		1,069.37	1,069.37		8,554.96	8,554.96	12,832.44
Total Expense	8,629.86	11,363.68	2,733.82	90,256.63	90,909.44	652.81	136,364.00
Total Expense	8,629.86	11,363.68	2,733.82	90,256.63	90,909.44	652.81	136,364.00
Operating Net Total	(9,444.13)	(.01)	(9,444.12)	8,209.28	(.08)	8,209.36	1

Parkview Heights Homeowners Association, Inc

Statement of Revenues and Expenses 8/1/2025 - 8/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	19.29		19.29	246.09		246.09	
Total Income	19.29		19.29	246.09		246.09	
Total Income	19.29		19.29	246.09		246.09	
 Reserve Expense							
Expense							
8000 - Reserve Contributions	(1,069.37)		1,069.37	(8,554.96)		8,554.96	
8050 - Reserve- Expense				84,238.00		(84,238.00)	
Total Expense	(1,069.37)		1,069.37	75,683.04		(75,683.04)	
Total Expense	(1,069.37)		1,069.37	75,683.04		(75,683.04)	
 Reserve Net Total	 1,088.66		 1,088.66	 (75,436.95)		 (75,436.95)	
Net Total	(8,355.47)	(.01)	(8,355.46)	(67,227.67)	(.08)	(67,227.59)	



Primary Account Number Ending In 4658
 Statement Date Aug 31, 2025
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999-00000-000000

PO Box 64084
 Phoenix, AZ 85082
 866.800.4656 (toll free)

METRO PROPERTY MGMT AGENT FOR
 PARKVIEW HEIGHTS HOA
 RESERVE
 10800 E BETHANY DR STE 235
 AURORA CO 80014-2624

*******4658 --CAB MONEY MARKET**

Beginning Balance	\$103,148.99	Average Daily Balance	\$103,252.47
Total Deposits	\$1,069.37	Year-To-Date Interest Paid	\$246.09
Total Withdrawals	\$0.00	Days in Statement Period	31
Interest Paid	\$19.29	Annual Percentage Yield Earned	0.22%
Ending Balance	\$104,237.65		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
08/29	WEB TFR FR 000271513381 AUGUST RESERVE TRANSFER 181431003474	\$1,069.37
08/29	INTEREST PYMT	\$19.29



Primary Account Number Ending In
Statement Date

3381
Aug 31, 2025
Page 1 of 3

999-00000-000000

PO Box 64084
Phoenix, AZ 85082
866.800.4656 (toll free)

METRO PROPERTY MANAGEMENT AGENT FOR
PARKVIEW HEIGHTS HOA
OPERATING
10800 E BETHANY DR STE 235
AURORA CO 80014-2624

*******3381 - CAB INTEREST CHECKING**

Beginning Balance	\$125,050.16	Average Daily Balance	\$120,022.04
Total Deposits	\$2,103.16	Year-To-Date Interest Paid	\$42.37
Total Withdrawals	\$9,799.41	Days in Statement Period	31
Interest Paid	\$5.10	Annual Percentage Yield Earned	0.05%
Ending Balance	\$117,359.01		

TRANSACTION DETAIL

DEPOSITS/CREDITS

Date	Description	Amount
08/01	LOCKBOX DEPOSIT	\$97.00
08/04	LOCKBOX DEPOSIT	\$308.50
08/05	LOCKBOX DEPOSIT	\$99.06
08/08	LOCKBOX DEPOSIT	\$120.00
08/11	IMAGE DEPOSIT	\$542.00
08/11	IMAGE DEPOSIT	\$258.50
08/11	LOCKBOX DEPOSIT	\$258.50
08/15	LOCKBOX DEPOSIT	\$77.84
08/29	LOCKBOX DEPOSIT	\$341.76
08/29	INTEREST PYMT	\$5.10

WITHDRAWALS/DEBITS

Date	Description	Amount
08/04	WEB TFR TO 000271504535 AUGUST MANAGEMENT FEE 133601000692	\$1,690.13
08/05	CORE ELECTRIC CORE EFT PARKVIEW HEIGHTS HOA I #####65801	\$28.36
08/05	CORE ELECTRIC CORE EFT PARKVIEW HEIGHTS HOA I	\$29.59

WITHDRAWALS/DEBITS

Date	Description	Amount
08/06	###f:#1:#82200 STATE FARM RO 08 CPC-CLIENT PARKVIEW HEIGHTS HOME 20 F EF71932	\$4,264.00
08/18	HOME BUILDERS SE HBSCO LLC HEIGHTS HOA	\$2,360.82
08/29	WEB TFR TO 000271504535 JULY ADMINISTRATION 180427003460	\$357.14
08/29	WEB TFR TO 000271814658 AUGUST RESERVE TRANSFER 181431003474	\$1,069.37

Parkview Heights Homeowners Association, Inc

Balance Sheet For 7/31/2025

Assets

Mutual of Omaha Bank Operating	\$126,316.39
Mutual of Omaha Bank - Reserve	\$103,148.99
Accounts Receivable	\$17,934.31
Allowance for Doubtful Account	<u>(\$2,500.00)</u>

Total Assets

	\$244,899.69
Total Assets	<u>\$244,899.69</u>

Liabilities

Accounts Payable	\$11,337.14
Prepaid Assessments	\$12,382.30
Suspense	<u>\$212.28</u>

Total Liabilities

\$23,931.72

Equity

Net Income	(\$58,872.20)
Retained Earnings	\$197,472.77
Retained Earnings - Reserve	<u>\$81,121.13</u>

Total Equity

\$219,721.70

Total Liabilities/ Equity	<u>\$243,653.42</u>
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Parkview Heights Homeowners Association, Inc

Parkview Heights Homeowners Association, Inc

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 -Assessment Income	34,091.00	11,363.67	22,727.33	102,273.00	79,545.69	22,727.31	136,364.00
4100 -Late Fee Income	425.00		425.00	2,275.00		2,275.00	
4120 - Legal Fees Collection Income				2,180.00		2,180.00	
4400 - Miscellaneous Income				.50		.50	
4450 - Operating Interest Income	5.26		5.26	37.27		37.27	
4500 - Reserve Income	(1,069.37)		(1,069.37)	(7,485.59)		(7,485.59)	
Total Income	33,451.89	11,363.67	22,088.22	99,280.18	79,545.69	19,734.49	136,364.00
Total Income	33,451.89	11,363.67	22,088.22	99,280.18	79,545.69	19,734.49	136,364.00

Operating Expense

Expense							
5000 - Electric	57.95	60.42	2.47	395.76	422.94	27.18	725.00
5100 - Trash	4,721.64	2,433.33	(2,288.31)	19,288.14	17,033.31	(2,254.83)	29,200.00
5200 - Water/Sewer	2,432.00	916.67	(1,515.33)	5,538.65	6,416.69	878.04	11,000.00
6500 - Landscape Contract	1,450.47	900.00	(550.47)	5,801.88	6,300.00	498.12	10,800.00
6525 - Irrigation Repairs		166.67	166.67	1,704.00	1,166.69	(537.31)	2,000.00
6550 - Grounds Improvements		516.67	516.67		3,616.69	3,616.69	6,200.00
6575 - Tree/Shrub Pruning		1,166.67	1,166.67	20,163.00	8,166.69	(11,996.31)	14,000.00
6600 - Chemical Applications		50.00	50.00		350.00	350.00	600.00
6650 - Snow Removal		350.00	350.00	2,025.00	2,450.00	425.00	4,200.00
6700 - Holiday Dec.or_ and Ughting		177.08	177.08	2,000.00	1,239.56	(760.44)	2,125.00
6800 - Misc Grounds Maint	175.00	250.00	75.00	5,645.38	1,750.00	(3,895.38)	3,000.00
6825 - Maintenance & Repair		83.33	83.33		583.31	583.31	1,000.00
6850 - Monument and Signage		41.67	41.67		291.69	291.69	500.00
7000 - Management	2,534.60	1,690.13	(844.47)	11,825.57	11,830.91	5.34	20,281.56
7100 - Administration		516.67	516.67	1,547.89	3,616.69	2,068.80	6,200.00
7200 - Insurance	464.00	350.00	(3,914.00)	4,264.00	2,450.00	(1,814.00)	4,200.00
7300 - Audit/Tax Return		41.67	41.67		291.69	291.69	500.00
7500 - Legal - General		83.33	83.33	109.50	583.31	473.81	1,000.00
7550 - Legal - Collection	510.00	416.67	(93.33)	1,318.00	2,916.69	1,598.69	5,000.00
7650 - Community Activities		83.33	- 83.33		583.31	583.31	1,000.00
8000 - Reserve Contributions		1,069.37	1,069.37		7,485.59	7,485.59	12,832.44
Total Expense	16,145.66	11,363.68	(4,781.98)	81,626.77	79,545.76	(2,081.01)	136,364.00
Total Expense	16,145.66	11,363.68	(4,781.98)	81,626.77	79,545.76	(2,081.01)	136,364.00
Operating Net Total	17,306.23	(.01)	17,306.24	17,653.41	(.07)	17,653.48	

Parkview Heights Homeowners Association, Inc

Statement of Revenues and Expenses 7/1/2025 - 7/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	19.08		19.08	226.80		226.80	
Total Income	19.08		19.08	226.80		226.80	
Total Income	19.08		19.08	226.80		226.80	
Reserve Expense							
Expense							
8000 - Reserve Contributions	(1,069.37)		1,069.37	(7,485.59)		7,485.59	
8050 - Reserve Expense				84,238.00		(84,238.00)	
Total Expense	(1,069.37)		1,069.37	76,752.41		(76,752.41)	
Total Expense	(1,069.37)		1,069.37	76,752.41		(76,752.41)	
Reserve Net Total	1,088.45		1,088.45	(76,525.61)		(76,525.61)	
Total	18,394.68	(.01)	18,394.69	(58,872.20)	(.07)	(58,872.13)	

Parkview Heights Homeowners Association, Inc

Balance Sheet For 6/30/2025

Assets

Mutual of Omaha Bank Operating	\$112,998.45	
Mutual of Omaha Bank - Reserve	\$102,060.54	
Accounts Receivable	\$16,223.24	
Allowance for Doubtful Account	(\$2,500.00)	

Total Assets

		<u>\$228,782.23</u>
Total Assets		<u>\$228,782.23</u>

Liabilities

Accounts Payable	\$5,732.45	
Prepaid Assessments	\$20,264.21	
Suspense	\$212.28	

Total Liabilities

\$26,208.94

Equity

Net Income	(\$77,266.88)	
Retained Earnings	\$197,472.77	
Retained Earnings - Reserve	\$81,121.13	

Total Equity

\$201,327.02

Total Liabilities/ Equity		<u>\$227,535.96</u>
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Parkview Heights Homeowners Association, Inc

Parkview Heights Homeowners Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 -Assessment Income		11,363.67	(11,363.67)	68,182.00	68,182.02	(.02)	136,364.00
4100 - Late Fee Income	275.00		275.00	1,850.00		1,850.00	
4120 - Legal Fees Collection Income	510.00		510.00	2,180.00		2,180.00	
4400 □ Miscellaneous Income	.50		.50	.50		.50	
4450 - Operating Interest Income	4.74		4.74	32.01		32.01	
4500- Reserve Income	(1,069.37)		(1,069.37)	(6,416.22)		(6,416.22)	
Total Income	(279.13)	11,363.67	(11,642.80)	65,828.29	68,182.02	(2,353.73)	136,364.00
Total Income	(279.13)	11,363.67	(11,642.80)	65,828.29	68,182.02	(2,353.73)	136,364.00
Operating Expense							
Expense							
5000 - Electric	57.98	60.42	2.44	337.81	362.52	24.71	725.00
5100 - Trash	2,560.82	2,433.33	(127.49)	14,566.50	14,599.98	33.48	29,200.00
5200 - Water/Sewer	1,266.31	916.67	(349.64)	3,106.65	5,500.02	2,393.37	11,000.00
6500 - Landscape Contract	1,450.47	900.00	(550.47)	4,351.41	5,400.00	1,048.59	10,800.00
6525 - Irrigation Repairs		166.67	166.67	1,704.00	1,000.02	(703.98)	2,000.00
6550 - Grounds Improvements		516.67	516.67		3,100.02	3,100.02	6,200.00
6575 - Tree/Shrub Pruning		1,166.67	1,166.67	20,163.00	7,000.02	(13,162.98)	14,000.00
6600 - Chemical Applications		50.00	50.00		300.00	300.00	600.00
6650 - Snow Removal		350.00	350.00	2,025.00	2,100.00	75.00	4,200.00
6700 - Holiday Decor and Lighting		177.08	177.08	2,000.00	1,062.48	(937.52)	2,125.00
6800 - Misc Grounds Maint	181.70	250.00	68.30	5,470.38	1,500.00	(3,970.38)	3,000.00
6825 □ Fence Maintenance & Repair		83.33	83.33		499.98	499.98	1,000.00
6850 - Monument and Signage		41.67	41.67		250.02	250.02	500.00
7000 - Management	2,450.17	1,690.13	(760.04)	9,290.97	10,140.78	849.81	20,281.56
7100 - Administration	279.11	516.67	237.56	1,547.89	3,100.02	1,552.13	6,200.00
7200 - Insurance		350.00	350.00		2,100.00	2,100.00	4,200.00
7300 - Audit/Tax Return		41.67	41.67		250.02	250.02	500.00
7500 - Legal - General	109.50	.33-.33	(26.17)	109.50	499.98	390.48	1,000.00
7550 - Legal - Collection	459.00	416.67	(42.33)	808.00	2,500.02	1,692.02	5,000.00
7650 - Community Activities		83.33	83.33		499.98	499.98	1,000.00
8000 - Reserve Contributions		1,069.37	1,069.37		6,416.22	6,416.22	12,832.44
Total Expense	8,815.06	11,363.68	2,548.62	65,481.11	68,182.08	2,700.97	136,364.00
Total Expense	8,815.06	11,363.68	2,548.62	65,481.11	68,182.08	2,700.97	136,364.00
Operating Net Total	(9,094.19)	(.01)	(9,094.18)	347.18	(.06)	347.24	

Parkview Heights Homeowners Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

Parkview Heights Homeowners Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
4600 - Reserve Interest Income	24.38		24.38	207.72		207.72	
Total Income	24.38		24.38	207.72		207.72	
Total Income	24.38		24.38	207.72		207.72	
Reserve Expense							
Expense							
8000 - Reserve Contributions	(1,069.37)		1,069.37	(6,416.22)		6,416.22	
8050 - Reserve Expense				84,238.00		(84,238.00)	
Total Expense	(1,069.37)		1,069.37	77,821.78		(77,821.78)	
Total Expense	(1,069.37)		1,069.37	77,821.78		(77,821.78)	
Reserve Net Total	1,093.75		1,093.75	(77,614.06)		(77,614.06)	
Net Total	(8,000.44)	(.01)	(8,000.43)	(77,266.88)	(.06)	(77,266.82)	

Parkview Heights Homeowners Association, Inc

Statement of Revenues and Expenses 6/1/2025 - 6/30/2025

IMETROI

PROPERTY MANAGEMENT INC

MANAGEMENT REPORT SEPTEMBER 25, 2025 PARKVIEW HEIGHTS HOMEOWNERS ASSOCIATION EXECUTIVE SUMMARY

Included in the September Management Report, you will find the specifics of the items completed since our meeting last March.

ITEMS COMPLETED -

- a. Reviewed aging report.
- b. Reviewed invoices and prepared payables. Delivered and picked up monthly check runs as needed.
- c. Delivered and processed all new incoming Design Review Requests
- d. Reconciled monthly financial statements.
- e. Processed monthly accounts receivable.
- f. Updated website with approved documents and financials as needed.
- g. Responded to Homeowners, Board Members, Vendors, Realtors call plus correspondence as needed.
- h. Made continuous covenant inspections plus sent out ongoing Notices.
- i. Monitored Alex and Sons Landscape Maintenance throughout the summer. For the most part, very few issues.

Work In Progress:

- ▶ This spring, the Association had (11) new trees installed along Riveria Way. After about (6) weeks, all looked good and healthy except for (2). Both were replaced at no cost to the Association. (1) of the (2) look like it is struggling. Will follow up next spring.
- ▶ A homeowner called at the end of Rome Court to report a large roll-off dumpster had been delivered to the Cul-De-Sac. I let him know that the roll-off was not ordered by the Association. I've confirmed that the roll-off was approved by the City of Centennial and that Colorado Concrete has been hired by TING to repair the faulty street work that took place when installing cable a couple of years ago. The project should be wrapped up in a few weeks and the roll-off removed.

- ▶ Called the Arapahoe County Sheriff's to report the large Blue Boat sitting on East lake Lane. The officer spoke with the owner who was instructed to have the boat moved from the HOA no later than October 24th. Will follow up.
- ▶ Clay reported a White Impala parked on Maplewood for an extended period of time. Called the Arapahoe County Sheriff's Department who tagged the vehicle as abandoned. If not moved by October 25th, the City will have the vehicle towed.

Homes Sold This Year 2025:

- ▶ 22321 East Lake Place / Closed 1-21-2025 / \$595,000
- ▶ 22162 East Alamo Lane/ Closed 3-31-2025 / \$555,000

Management Report

Review and Approval of Board Meeting Minutes draft

Current Income Expense statement

Unfinished Business

New Business

Respectfully,

Dan Anderson II, Community Manager

HOLIDAY LIGHTING PROPOSAL

3yr Proposal

Estimate Total (USD)

\$2,000.00

BILL TO
Parkview Heights c/o Metro Property Management
Dan Anderson
10800 East Bethany Drive
Suite 235
Aurora, Colorado 80014
United States

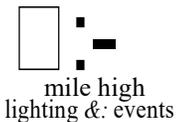
303-309-6220
danderson@metropropertymgt.com

Estimate Number: 227

Estimate Date: November 1, 2025

Valid Until: January 31, 2028

PRODUCTS	QUANTITY	AMOUNT
Holiday Lighting Labor Installation and Take Down for the following areas of description: Entrance at Riviera and Smoky Hill Road (East Side Monument); Decorating 5 large Pine Trees (Full Wrap) behind the monument with multi colored C9 LED Lights. Monument perimeter is lit with C9 lights to give a nice outline and focal point, also hanging a wreath with "Gold Bow" on monument with Cool white 5mm LED lights.		\$1,550.00
Lift Rental Boom Lift Rental for installation and take down		\$450.00
	Total:	\$2,000.00
	Estimate Total (USO):	\$2,000.00



Mile High Lighting & Events, LLC
21962 E Briarwood Dr.
Unit 511
Aurora, Colorado 80016
United States

Contact Information
3039478674
www.milehighlightingevents.com

HOLIDAY LIGHTING PROPOSAL

3yr Proposal

Estimate Total (USD)

\$2,000.00

Notes / Terms

Mile High Lighting & Events - Professional Lighting Services

SCOPE OF SERVICES: Mile High Lighting & Events, LLC (contractor) agrees to provide holiday lighting and maintenance services for installed holiday lighting and/or decor specified below to Parkview Heights (Customer) at the following address or addresses. 10800 East Bethany Dr. Suite 235 Aurora CO, 80014 for the period of 3 years (contract duration) November 1, 2025 - January 31, 2028 for the price specified on the attachments for each particular service rendered.

GENERAL STANDARDS: Mile High Lighting & Events, LLC will at all times be covered by adequate public liability and property damage insurance for not less than \$1,000,000 per incident and worker's compensation insurance. The contractor shall furnish the customer with certificates of insurance evidencing the required coverage upon request of the customer.

Except as otherwise specified, contractor shall furnish all materials, tools, equipment and labor necessary to complete the work described in the contract; further, it shall be the contractor's sole responsibility to make all arrangements for all required material procurement, transportation, off-site storage (included at no additional cost) and preparations.

All work shall be performed to the highest standards possible. All work shall be performed in accordance with applicable codes, ordinances, and regulations of or all local, state, and federal government agencies.

TERMS AND CONDITIONS: Customer shall pay for all services within thirty days of the date of the invoice. Interest charges of two percent (2%) per month will be charged on all past-due balances and customer shall also pay all costs of collection, including reasonable attorney fees and costs. Venue for all legal actions shall be in the Courts for the County of Arapahoe, Colorado.

Either party may terminate this contract by giving written notice to the other party no less than 30 days prior to the effective date of termination. Notice shall be given to the other party at the address listed on this contract. Contract automatically renews each year if both parties agree with a 0% increase annually for the remainder of the contract. Cost for any equipment rentals and purchase of new material are subject to change on an annual basis.

Any other work requested by the customer outside of the scope of services set forth on this contract shall be agreed to by both parties by a written change order. The services shall be specified, and the price agreed upon by the parties in advance of the work. All change orders shall be subject to the same terms and conditions of this agreement. The parties agree that if a verbal change order has been agreed to between the parties and the work has already been performed by Mile High Lighting & Events, LLC a written change order shall not be necessary.

Customer Signature: _____ Date: _____

Print **Name**: _____

Address: _____

Phone Number and Name of Contact Person: _____



Mile High Lighting & Events, LLC
21962 E Briarwood Dr.
Unit 511
Aurora, Colorado 80016
United States

Contact Information
3039478674
www.milehighlightingevents.com

HOLIDAY LIGHTING PROPOSAL

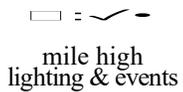
3yr Proposal

Estimate Total (USD)

\$2,000.00

Notes / Terms

Signature (Owner): _____ Date: _____



Mile High Lighting & Events, LLC
21962 E Briarwood Dr.
Unit 511
Aurora, Colorado 80016
United States

Contact Information
3039478674
www.milehighlightingevents.com



2025/2026 Commercial Snow Removal Contract

**PARKVIEW HEIGHTS HOA
SMOKY HILL ROAD AND RIVERIA
WAY
COLORADO**

Sales: Luis Hernandez
2025-2026 | Snow Removal | Parkview Heights HOA
Smoky Hill Road and Riveria Way Colorado

EstID: EST3294471
Date: Sep-16-2025

Email: DAnderson@metropropertymgt.com
Phone: 303-309-6220

Commercial Snow Removal Agreement

Contract Start: November 1, 2025

Contract End: May 31, 2026

Alex & Sons, LLC, ("Contractor") shall provide seasonal snow removal services to the Customer subject to the Agreement outlined below during the contract start and end dates listed above. Please review all of the information contained in this Commercial Snow Removal Agreement carefully (including the terms and conditions and accompanying Exhibit A to be sent via email separately).

If the Agreement is accepted, please initial and sign where indicated and return to Alex and Sons, LLC along with your property's snow removal site map (if available) and Exhibit A to billing@alexandersonslandscaping.com and Luis@alexandersonslandscaping.com.

Commercial Snow Removal: Scope of Services

1. Sidewalk Clearing & Ice Mitigation:
 - a. Contractor will provide snow mitigation on sidewalks when in the Contractors sole, and good faith, opinion snow has accumulated to the trigger depth selected by Customer.
 - b. Contractor will use best efforts and resources to determine if the trigger depth has been met.
 - c. Contractor shall not be obligated to initiate mitigation until after the termination of the storm. With the exception of blizzard or emergency conditions, all snow shall be cleared within 12 hours of storm termination.
 - d. Customer shall be responsible for all costs thereof unless and until Customer has requested in writing that mitigation services are not required.
 - e. When a large accumulation of snow is predicted (i.e. upslope or blizzard conditions), the Contractor may begin operations prior to the cessation of snowfall.
 - f. When accumulation exceeds 10 inches or when drift conditions exist, "shovel-wide" paths will be cleared during the first visit to the site. Walks will be cleared to their full width when conditions allow further attention.
 - g. Chemical ice melt or sand will be used on walk ways unless otherwise directed in writing by the Customer to

prevent and/or treat ice. Contractor assumes no responsibility for clean-up of sand or salt, or any claims for damage resulting from its use.

2. Street Clearing & Ice Mitigation:

- a. The Contractor shall plow all main drives, access roads, and parking lots as directed and outlined by this agreement when in the Contractor's sole, and good faith, opinion the trigger depth for street clearing has been met.
- b. Areas will be plowed once every 24 hours during a storm unless blizzard conditions prevail, or it is a State of Emergency Storm.
- c. Plowing will be accomplished by mechanically pushing snow out of the path of traffic. Contractor will use best efforts to push snow to boundaries designated by Customer when feasible.
- d. When not feasible, Contractor shall use its best efforts to push snow to the least obtrusive location, commensurate with safety. In an effort to minimize damage to property.
- e. Plow drivers will leave a minimum of a two-foot-wide un-cleared strip behind vehicles and garages.
- f. Customer shall be responsible for the removal of vehicles from parking lot, drives, access roads, and designated stockpile areas. If vehicles are not removed at the time of plowing operations, Contractor will plow only those areas available and reasonably open for safe use and operation of the snowplow equipment.
- g. If the designated stockpile areas are not accessible, the Contractor shall pile snow in an area which, in the opinion of the Contractor, allows the greatest usability of the lot.
- h. Contractor is not responsible for clearing snow from locations inaccessible to the plow.
- i. The Contractor assumes no liability for damage to items or property which lie near the area designated for plowing and which have been concealed from the Contractor's view by snow accumulation or conditions: i.e., turf, curbs, wheel stops, hydrants, etc.
- j. Chemical ice melt, ice slicer, or sand will be used on plowed areas unless otherwise directed in writing by the Customer to prevent and/or treat ice. Contractor assumes no responsibility for clean-up of sand or salt, or any claims for damage resulting from its use.

3. Continuing Ice Mitigation:

- a. In addition to sidewalk and street clearing, Customer may also request continuing ice mitigation services. These services are not automatically included or performed. Chemical ice melt, ice slicer or sand will be used unless otherwise directed in writing by the Customer.
- b. Contractor assumes no responsibility for clean-up of sand or salt, or any claims for damage resulting from its use.
- c. In the event Customer does not request street or sidewalk ice mitigation services or limits the amount of mitigation performed in any way, Customer affirmatively releases Contractor from any and all liability related in any way to post snow clearing services. In addition, customer will hold harmless and indemnify Contractor for any costs or expenses arising from such claims.

4. Upon Request Services:

- a. All services offered by Contractor can be requested as upon request or on an individual basis. Upon Request services are provided after all contracted work has been completed. These services are billed on time and materials.
- b. Customer is responsible for any services provided, subject to the same payment terms as contracted work.
- c. Crew size, and equipment availability for Upon Request services are determined by availability of crews after completion of contracted services.
- d. Heavy equipment, ATV's and other mitigation services are available only as Upon Request services.
- e. Customer assumes all liability for damages done by loaders or heavy equipment, unless the damage is a result of the negligent or willful acts or omissions of Contractor.

5. Physical Removal:

- a. This Agreement does not provide for physical removal, hauling snow or ice from your community.
- b. These services are only available with 24-hour notice and will be billed as time and materials.
- c. Rates for physical removal are not predictable and will vary from storm to storm.

- d. Customer is financially responsible for any physical removal services provided, and these services are subject to the same payment terms as contracted work.

Commercial Snow Removal: Service & Equipment Selections - Exhibit A

Snow Removal services are provided based on selections made by the Customer for their community and/or property. In order to obtain these selections we will be sending you a detailed document via email.

This document will allow you to specify the particular services you wish Alex and Sons, LLC to perform at your property during snow accumulation events and which equipment and materials you wish for us to use on your property during snow removal operations. It will also inform us of what snow depth you wish accumulation to reach before we service your property.

It is crucial for us to receive your completed Service and Equipment Selections - Exhibit A document at your earliest convenience, as it will serve as the official directive for our team in delivering the services tailored to your requirements. Your preferences matter to us, and this document ensures that we align our efforts with your expectations.

If you have already filled out a form from a previous season, please know that unless you submit a new one, that previous season's Exhibit A will be used as our guide.

Please also be aware that, in the absence of having a completed and signed Services and Equipment Selections - Exhibit A document on file, our team will provide comprehensive snow removal services for any and all snow accumulation on your property. Additionally, we will utilize the equipment and materials that we, as experienced professionals, deem most suitable for your specific property and prevailing weather conditions.

Commercial Snow Removal: Snow Removal Site Map

If available, please submit to billing@alexandsonslandscaping.com and Luis@alexandsonslandscaping.com a copy of your community or properties Snow Removal Site Map. A comprehensive site map is crucial for effective planning and execution of snow removal activities. Key Components often include, but are not limited to:

- Property Layout: A clear outline of the entire property, including building locations, parking areas, walkways, and any other relevant features.
- Designated Snow Storage Areas: Indication of specific locations where snow should be piled or stored after removal.
- Access Points: Highlight all entry and exit points that will require snow clearing and/or ice mitigation services.
- Priority Zones: Identification of priority areas that require immediate attention during heavy snowfall or inclement weather conditions.

In the absence of a snow removal site map, our team of experienced snow removal experts will exercise their best judgment to ensure efficient and effective service.

Commercial Snow Removal: Rate Minimums & Exceptions for Billing

All rates have a (1) hour minimum per storm and per truck for both the plow and slicer truck, a (1) ton minimum for ice slicer and a (1) bag minimum for ice melt or sand material and include one-way travel to the job location. Labor rates for Hand shoveling and ice melt application have a (1) hour minimum per storm and are billed per man hour.

All work performed on Federal Holidays will be billed at 1.5 times the standard rate. Blizzard and State of Emergency conditions will be billed at 1.5 times the standard rate. Blizzard and State of Emergency conditions are defined and declared by local authorities as such, or with snow depths of 12" or greater.

In the event Blizzard or State of Emergency conditions exist, Contractor may not begin mitigation services as described above, and will mobilize as soon as the law and safety allow. Under these conditions timelines for snow mitigation are

waived and Contractor will use its best efforts to clear snow as soon as possible.

Commercial Snow Removal; Equipment & Materials Billing Rates

The below list includes pricing for all of our available snow removal and ice mitigation service labor, equipment and material options. You will only be charged for the use of labor, equipment and materials which were selected for use via your Exhibit A form or anything that is listed as 'upon request' by your community that is performed. All 'upon request' service requests must be sent to the account manager at Luis@alexandsonslandscaping.com or called in to 720-641-6551.

Please note that if we do not receive a completed Exhibit A form from your community, by signing this contract you understand that our team will provide comprehensive snow removal services for any and all snow accumulation on your property. Additionally, we will utilize the equipment and materials that we, as experienced professionals, deem most suitable for your specific property and prevailing weather conditions.

A comprehensive Snow Removal Site Map is also preferred, but if one is not available, our team of experienced snow removal experts will exercise their best judgment to ensure efficient and effective service.

Snow Removal Services	Visits	Billing Type	Visit Price
2025-2026 Snow Removal & Ice Mitigation	1	Per Hour/Unit	

Labor, Equipment and Material Rates for the 2025-2026 Snow Removal & Ice Mitigation Season. Please note that Material Rates are subject to change based on retail changes at the start of the Snow Removal Season. You will be notified if the materials price will be changing via an addendum.

Item Name	Rate	Unit
Plow Truck	\$140.00	per Hours
Truck W/Spreader for Ice Slicer Application	\$140.00	per Hours
Ice Slicer - 1 ton	\$310.00	per Ton
Skid Steer	\$155.00	per Hours
SnowRator/UIV	\$130.00	per Hours
AIV	\$120.00	per Hours
Snow Blower	\$93.00	per Hours
Hand Shoveling	\$75.00	per Hours
Ice Melt or Sand Application	\$75.00	per Hours
Ice Melt - 50lbs	\$50.00	per Bag
Sand - Ice Treatment - 50lbs	\$50.00	per Bag

Commercial Snow Removal Contract - Standard Service Terms & Conditions

1. Contract Terms

This Agreement shall be for work to be performed for the Contracted Snow Removal Season as outlined by the contract start and end dates at the start of this document. For the purposes of this Agreement a Snow Removal Season is any full snow season where the Contractor is the sole provider of services described in the Commercial Snow Removal Service Selections and Scope of Services for snow clearing. The Contractor shall provide snow mitigation service when a snow event has occurred between the contract start and end dates documented in the Contract Payment Summary

2. Payment Terms for Snow Removal Services

In consideration of these terms, conditions, and specifications for snow removal services for the Snow Removal Season as outlined by the contract start and end dates in the Contract Payment Summary, the Customer agrees to pay for services rendered upon completion of each snow event. The Customer will be invoiced after each snow event and payments on invoices will be due 30 days from the date of invoice.

Customer expressly agrees to make payments promptly within 30 days of the invoiced date. Contractor reserves the right to suspend its obligations under this Agreement in the event customers account becomes delinquent over 60 days. Until Customer has become current, or payment arrangements have been accepted by Contractor in writing, Contractor shall not be required to perform any of its obligations under this Agreement, without releasing Customer obligations to Contractor.

All rates have a (1) hour minimum per storm and per truck for both the plow and slicer truck, a (1) ton minimum for ice slicer and a (1) bag minimum for ice melt or sand material and include one-way travel to the job location. Hand shoveling and ice melt application rates have a (1) hour minimum per storm and are billed per man hour. All work performed on Federal Holidays will be billed at 1.5 times the standard rate. All work performed during and after Blizzard and State of Emergency conditions as defined previously above will be billed at 1.5 times the standard rate.

The prices and terms of this Agreement are not subject to verbal changes or other agreements unless approved in writing by Contractor. All quotations and agreements are contingent upon accidents, fires, availability of materials and all other causes beyond our control.

All accounts that have not been paid within thirty (30) days of the invoiced date are considered delinquent and shall accrue interest at the rate of 1.5% per month (18% per annum). In the event Customer account remains past due over 60 days, Contractor may initiate collection action. In any enforcement action Contractor is entitled to recover any and all reasonable Attorney fees and Costs, including its own time to prepare and handle any enforcement action.

Disputes over hours or materials billed must be submitted in writing within 30 days of the invoice date to be considered by our office. Invoices not disputed in this manner are due and payable by due date.

3. Fuel Impact Charge

Due to the significant variability in fuel cost, there will be a per trip surcharge of the average monthly cost of a gallon of gasoline added to your invoice if the price of gas exceeds \$4.00/gallon in the Denver Metro area. This applies to services provided for the entire duration of the contract and will be based on the completed month's average cost for a gallon of gasoline. Documentation on the source will be provided to the Customer with the invoice.

4. Early Termination/Non-Performance

Either party may terminate this Agreement with or without cause with thirty (30) days written notice. A 30-day notice is required in writing for early contract terminations to be valid. With Cause shall mean any material breach of this

Agreement. Without cause shall mean any termination of this Agreement for convenience for either the Customer or the Contractor.

During the notice period, all obligations of either party shall continue in full force and effect, unless otherwise agreed between both parties, in writing. The Contractor however is immediately relieved of the burden of continuing its obligations under this Agreement if the Customers breach is based on a failure to pay for services rendered.

The Contractor shall be notified in writing of any alleged breach within thirty (30) days of the date the breach occurred and shall have a period of 15 days to resolve any alleged breach prior to cause for termination. Should the services provided continue beyond the termination date of this Agreement, all terms and conditions shall continue to apply, and this Agreement shall continue under a month-to-month and/or storm-to-storm basis.

5. Insurance/Licenses/Taxes

If any government permit, license or authorization shall be required or necessary for the proper and lawful performance of the Services under this Agreement or if the failure to secure such license, permit or authorization would, in any way, affect the Customer, its property, agent or owner, then Contractor, at Contractor's expense, shall duly procure and maintain such license, permit or authorization and submit a copy to the Customer, if requested.

Contractor, at Contractor's expense, shall at all times, comply with the terms and conditions of each license, permit and authorization and shall notify Customer immediately should any license, permit or authorization no longer be in effect or in good standing. The Contractor will be responsible for its sub-contractors' compliance to this section.

6. Compliance with Law

Contractor shall at all times comply with all applicable federal, state and local laws, codes, ordinances, rules and legal requirements affecting the Services (including, without limitation, laws concerning the use, handling and disposal of hazardous materials, and laws concerning verifying an individual's legal right to work in the United States).

7. Limitation of Liability and Indemnification

Customer shall hold harmless and indemnify Contractor, its agents, employees, owners or other affiliates, against any and all claims, liabilities, damages, losses, causes of action, and costs or expenses of any kind, including defense the same; (a) arising from the willful or negligent acts or omissions of Customer, its parents, or affiliates, or (b) in relation to services not contracted for.

Absent Contractor's willful misconduct or gross negligence, the Customer agrees that the Contractor shall not be liable, and Customer will hold harmless and indemnify Contractor, for any claim, cause of action, or liability instituted by Customer, its employees, assigns, or any resident or third party, arising out of property damage or personal injury arising from this agreement, regardless of whether or not services have been performed.

Contractor shall not be responsible for repairs or replacement of losses or damages beyond the Contractor's control, or beyond the total contract price. Any such repairs or replacements shall be done at the Customer's direction and expense. Contractor shall not be responsible for plant material or areas where plant material exists that are owned, installed, or maintained by individuals not party to this Agreement.

In the event the Customer requests that Contractor not perform services, or cease services already begun, Customer forfeits any claims of performance or warranty of sufficiency and assumes all liability. Customer shall hold harmless and indemnify Contractor for any and all claims brought against Contractor which fall under this section.

8. Independent Contractor

Contractor is acting as an independent contractor and agrees that none of its agents or employees shall be construed as employees of Customer at any time for any reason.

9. Supervision and Equipment

The Contractor will designate a supervisor to be available during normal business hours. The Contractor shall furnish and maintain all equipment necessary to properly accomplish the duties outlined in this Agreement.

10. Scheduling

All work scheduling shall be at the discretion of the Contractor as to time, *day*, month, etc. Contractor shall not be held liable for delays in completion of contracted items due to but not limited to: Acts of God, Acts of Owners, Weather Conditions, Acts of Public Utilities, or any other unforeseen items beyond the reasonable control of Contractor.

11. Notices

Any notice, demand or other documents or instruments required or permitted to be served upon either of the parties hereto shall be in writing and shall be deemed duly served when one of the following delivery methods are used:

- a. Emailed to the Contractor or the Customer at the following email addresses:
 - o Contractor: Alex and Sons, LLC via Luis@alexandsonslandscaping.com
 - o Customer: Via the contact listed on the top of this contract unless otherwise specified.
- b. Personally delivered, or when deposited in the United States mail to the following addresses:
 - o Contractor: Alex and Sons, LLC; 262 Linda Sue Lane, Northglenn, CO 80233
 - o Customer: Via the address listed on the top of this contract unless otherwise specified.

Or to such other address as may be specified in writing from time to time by either party.

12. Attorney Fees

In any action by either party to enforce the provisions of this Agreement, the prevailing party shall be entitled to its costs in enforcing such provisions including reasonable attorney fees and costs.

13. Choice of Law

This Agreement shall be construed, and the legal relationships between the parties shall be determined, in accordance with the laws of the state of Colorado. No rights or remedies available to either party under this Agreement or by operation of law are waived or modified unless expressly waived or modified by that party in writing.

14. Entirety

THIS AGREEMENT represents the entire agreement between the parties and supersedes all prior oral and written proposals and communications. This Agreement cannot be assigned without the express written consent of the other party.

In the event of any conflict between the terms hereof and the terms of any other proposal or document, the terms of this Agreement shall prevail. No amendment will be recognized unless in writing signed by all the parties.

THIS AGREEMENT shall inure to the benefit of and constitute a binding obligation to the contracting parties and shall constitute the entire agreement between the contracting parties. No variance or modifications thereof shall be valid and enforceable, unless executed and approved in the same manner as this Agreement. It shall be interpreted in accordance with the laws of the State of Colorado.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers as

Alex & Sons LLC
262 Linda Sue Lane
Northglenn, Colorado
80233

P.(720) 641-6551

alexandsonslandscaping.com
luis@alexandsonslandscaping.com

of the day and year first above written.

Agreement & Authorized Signatures

This Agreement is accepted and it is understood by both parties that this contract covers a Commercial Snow Removal Season as defined by your Contract start and end dates documented under the Commercial Snow Removal Agreement header. All the information contained in this Commercial Snow Removal Agreement has been reviewed carefully by all parties.

Estimate authorized by: *Luis Hernandez* | **Estimate approved by:** _____
Luis Hernandez

Signature Date: 09/16/2025 | **Signature Date:** _____

Email: Luis@alexandsonslandscaping.com







Sent from my iPhone