



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.

The Villas at Cherry Creek assessments are \$320.00 per month. Payment is due on the 1st day of each month. The grace period ends on the last day of the 10th day of the month. A \$25.00 late fee is applied if payment is not received within the grace period.

The assessment includes:

- All common area landscape maintenance
- Swimming pool maintenance
- Snow removal in the common areas
- Electricity in the common areas
- Exterior maintenance on buildings and roofs
- Clubhouse maintenance
- Common area sewer lines
- Architectural review
- Covenant enforcement
- Reserve contributions for future replacement of common components
- Professional administration including legal counsel, management and homeowner portal maintenance

NOTE: HOMEOWNERS MUST CARRY A SINGLE FAMILY (HO3) INSURANCE POLICY TO INSURE THEIR PROPERTY AGAINST HAZARD

The insurance policies for the common areas are held by:

State Farm
Samantha Morris, Agent
7119 McLaughlin Rd
Falcon, CO 80831
719-414-2955 (Direct)

The Owners Association Of The Villas at Cherry Creek is managed by:

Jennifer Wyman
Metro Property Management
10800 E. Bethany Dr. #235
Aurora, CO 80014
Jen@MetroPropertyMgt.com
303.309.6220