



**Homestead Owners Association and Court Club**

May 2018

Dear Homestead Homeowner:

The following information will be provided annually to all Homestead Homeowners in compliance with the Senate Bill 100 (SB-100).

**ASSOCIATION'S NAME:**

Homestead Owners Association

**ASSOCIATION'S MISSION STATEMENT:**

The Homestead Owners Association's mission is to work with Homeowners to create and maintain the most desirable living environment by enforcing home and property regulations to increase property's values; creating a sense of community through regular communications, neighborhood programming and events; maintaining and developing the Homestead parks, trails, and open space; and managing the Homestead Court Club to the finest tennis and fitness facility for all our members.

**MANAGING AGENT:**

In house staff located on the first floor of the Club with the following management:

General Manager:	Tracy Erickson, <a href="mailto:terickson@homesteadcourtclub.com">terickson@homesteadcourtclub.com</a>
Fitness Director:	Justin Songer, <a href="mailto:justin@homesteadcourtclub.com">justin@homesteadcourtclub.com</a>
Programming Director:	Kim Baugh, <a href="mailto:kim@homesteadcourtclub.com">kim@homesteadcourtclub.com</a>
Childhood Programming Director:	Jillian Labbe, <a href="mailto:jillian@homesteadcourtclub.com">jillian@homesteadcourtclub.com</a>

Off site staff:

Accountant:	Karen Nulle, <a href="mailto:kmn@vail.net">kmn@vail.net</a>
Tax Prep & Compilation:	Novosad, Lyle & Associates (970-845-8000)

**BOARD OF DIRECTORS LIST :**

Katie Demore  
Erin Allen  
Matt Drummet  
Alyson Leingang  
Bill McNamara  
David Portman  
Jim Pyke

Email: [board@homesteadcourtclub.com](mailto:board@homesteadcourtclub.com) or for election [Nominate@homesteadcourtclub.com](mailto:Nominate@homesteadcourtclub.com)

**ADDRESS**

400 Homestead Drive  
P.O. Box 808  
Edwards, CO 81632  
[www.hcchoa.com](http://www.hcchoa.com)  
Phone: 970-926-1067  
Fax: 970-926-4710

**COMMON INTREST COMMUNITY:**

Homestead Owners Association, Inc.

**FISCAL YEAR OF THE ASSOCIATION:**

January 1<sup>st</sup> through December 31<sup>st</sup> of any given year.

**OPERATING BUDGET:**

Available as a separate document in the Management Office within 90 days of approval.

**ASSOCIATION'S CURRENT REGULAR AND SPECIAL ASSESSMENTS:**

Available as a separate document in the Management Office and is included in the monthly billing.

**ANNUAL ACCOUNTING REVIEW, FINANCIAL STATEMENT AND RESERVE FINANCES FOR THE PREVIOUS YEAR:**

Available as a separate document in the Management Office on February 1<sup>st</sup> of any given year or at the General Meeting.

**INSURANCE POLICIES:**

**Report all claims** promptly to Homestead Staff or Pam Linares, Lead Account Manager, at REHIA Insurance Agency. Email [pam@reharris.com](mailto:pam@reharris.com), direct phone (714) 619-4495.

Coverage schedules and limits of coverage are available as a separate document in the Management Office or refer to the "Insurance Policy List" on the document page of our website for more information on our insurance policies.

**ASSOCIATION'S BYLAWS, ARTICLES AND RULES & REGULATIONS:**

Available as a separate document in the Management Office.

**POLICIES:**

Available as separate documents in the Management Office.

- A) Articles of Incorporation
- B) Declaration of Covenants, Conditions, and Restrictions
- C) Bylaws
- D) PUD Guidelines for Filing 1
- E) PUD Guidelines for Filing 2
- F) PUD Guidelines for Filing 3
- G) PUD Guidelines for Homestead Open Space

- H) Architectural Standards and Guidelines
- I) Yearly Accountant Reviewed Financial Report
- J) Past Board of Directors Meeting Minutes
- K) Past Newsletters
- L) Past Surveys sent out
- M) Billing Statement
- N) Past Budgets
- O) Current Budget
- P) List of Board Members & their contact information
- Q) Homestead Owners Association Rules and Regulations including all policies.
- R) Homestead Court Club Rules and Regulations
- S) New Homeowner Welcome Packet
- T) Homestead Wage and Salary schedule
- U) Homestead insurance policy discloser list
- V) A “sellers” packet including Buyer acknowledgment form to be returned to Homestead

**OBTAINING DOCUMENTATION**

All documentation discussed in this letter is available for a fee in the Management Office during office hours. The Management Office is open from 9am-5pm Monday through Friday. The Management Office is not open on Holidays. A fee will be charged for any copies of a document at a rate of \$.25 per page. All documents will be available for pickup within 5 business days of the request.

Sincerely,

Homestead Homeowners Association