

Welcome to Hideaway Park Condominiums!

GENERAL INFORMATION: Hideaway Park includes fourteen residential buildings and is frequently referred to as Hideaway Village. They are all located in the city of Winter Park, Colorado.

Building Name	Address	No. of Units
Alpine	155 Van Anderson Dr.	5
Arrow	277 Van Anderson Dr.	4
Caribou	272 Van Anderson Dr.	6
Columbine	100 Hideaway Dr.	10
Como	90 Hideaway Dr.	10
Corona	96 Hideaway Dr.	10
Ladora	169 Van Anderson Dr.	5
Lenado	900 Vasquez Rd.	6
Monarch	94 Hideaway Rd.	4
Pandora	221 Van Anderson Dr.	5
Rosita	217 Van Anderson Dr.	6
Selak	120 Woodspur Ln.	9
Teller City	200/210/220 Woodspur Ln.	12
Waldorf	807 Vasquez Rd.	5

Hideaway Park is governed by an HOA. Its name is *Hideaway Park Home Owners Association*.

HOA WEBSITE: The association's website is at Association Online associationonline.com. To log onto the site **both Username and Password are HV62**. On this website you will find general information, meeting minutes, financial statements, and other governing documents of the Association. The association's property manager, Beaver Village Management (BVM), will send you a login invitation to your AppFolio owner portal, BVM's administrative website, after they receive your owner contact form. If you have not received an owner contact form, please contact BVM.

PROPERTY MANAGER: The HOA has hired a property management company to provide maintenance, snow removal, etc. services for all the association's buildings. The property management company is Beaver Village Management. Their contact Information is:

Main Office: 79303 US Hwy 40, Winter Park, CO 80482

Main Line: (970) 726-5741

Maintenance Direct Line: (970) 726-1234

Maintenance 24 Hour Emergency Line: (970) 447-8020

Owner billing and administration questions: owners@bvmlc.com

Maintenance questions: maintenance@bvmlc.com

For a description of the services the association's property manager is contracted to provide, see *Property Manager Services* on the association website under the *Documents* section. Please contact your Building Representative or a Board member if you feel the property manager is not fulfilling their duties, e.g., regarding snow removal or emergency maintenance services. Or contact BVM directly.

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HOA GOVERNING DOCUMENTS:

- The *By Laws of Hideaway Park Condominiums* should have been included in your unit purchase documents. They are also available on the association website under the *Documents* section. The Board of Governors observes and enforces the By Laws. Please familiarize yourself with them.
- Each building is also governed by its *Condominium Declaration*. You should have received this document with your unit purchase. If not, all declarations are posted on the association website as *Building Condominium Declarations* under the *Documents* section. The Board is also obligated to observe and enforce the declarations. Please familiarize yourself with your building's document.
- *Board Policies* regarding conduct of association business may be found on the association website under the *Documents* section. The policies address meeting conduct, expenditure approvals, reserve calculations, and more.

HOA BOARD: The Hideaway Park HOA has a common Board of Governors (BOG) of seven members, elected by the owners to three-year terms at the Annual Home Owners Meeting held in June or July of each year. Any owner is eligible to be a Board member.

HOA BOARD MEMBERS: The names and contact information of the current Board of Governors may be found on the association website under the *Documents* section.

HOA MEETINGS: There are four Quarterly Board of Governors meetings and one Annual Home Owners Meeting held throughout the year. The dates of all meetings are set after the annual meeting and published on the top page of the website. Owners are encouraged to attend any or all meetings. **Please note** that for any association business to be conducted at the Annual Home Owners Meeting, including the election of Board members, a simple majority of home owners (at least 51%) must be represented either in person or by proxy. **So, please either attend the annual meeting or return a completed proxy that will be sent out prior to the meeting.**

BUILDING REPRESENTATIVES: Each building has a Building Representative appointed by the building owners to liaise with the BOG. The Building Representatives work directly with the Board's Building Representative Liaison on communication to the owners, individual building projects and other matters related to an individual building. A list of Building Representatives may be found on the website under the *Documents* section. If you have a question or issue related to your building, contact your Building Representative. Failing that, contact the Building Representative Liaison directly (see Board member list on the association website).

BUILDING FUNDING: All buildings have separate reserve funds for maintenance and building improvements. These reserves are funded by monthly contributions included in your home owner's dues. The level of reserve funds is determined, in concert with the Building Representatives, by the BOG. When determining what a building's reserve level should be (and consequently how much each owner must contribute monthly to the fund), the BOG follows its *Maintenance Reserve Policy* which can be found on the association website under the *Documents* section. The funds belong to your building and decisions regarding expenditures from this reserve

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fund are those of the building owners subject to the association By Laws. **The BOG must approve all expenditures.** Building Representatives do not have approval authority.

MAINTENANCE AND REPAIR APPROVALS: It is the BOG's desire that building owners work with their Building Representatives to determine when and how to spend their building's maintenance reserve funds – whether it is for repairs or scheduled maintenance. In doing this, owners, Building Representatives, the BOG and the property management company must follow the approval processes described in the *Maintenance Expenditure Approval Policy* which may be found on the association website under the *Documents* section. The Board will act regarding a building's required maintenance and repair if the owners do not.

CABLE TV SERVICE: All units are wired to receive cable television service from Comcast/Xfinity. The cost of this service is included in your monthly dues. If you have an issue with your cable service, you should contact Comcast directly at **855-307-4896** with the following information. In most cases the issue can be resolved over the phone.

- Your building's address (see list at the beginning of this document)
- Bulk account number: 8497 50 586 0084 426
- The individual equipment number on the cable box in your unit
- The address for the association's bulk account is: 862 Vasquez Road

At contract renewal time, the Board reviews potential changes to the standard, included services. Additional Comcast services – HDTV, premium channels, internet service, etc. – may be purchased directly from Comcast by the unit owner. You will be billed directly for any additional services. For more information regarding additional services and other general Comcast/Xfinity information about your service see the *Comcast Fact Sheet* on the association website under the *Documents* section.

HOA Amenities: Tennis courts are located above the Recreation Center on Vasquez Road. Owners and their guests are welcome to use the courts. There is also a BBQ area near the tennis courts open to all owners and their guests. As mentioned earlier, there is a recycling dumpster next to the Recreation Center for owner and guest use. At the time of this writing, the Recreation Center is closed for safety reasons and will not reopen. The Board and owners are looking at options for replacement amenities.

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POLICIES CONCERNING PLEASANT AND ATTRACTIVE LIVING IN HIDEAWAY PARK

As Determined by the By-laws and Board of Directors of the
Hideaway Park Condominium Association

The following rules and regulations pertain to all persons living in Hideaway Park, whether they are owners, guests or long-term renters. If you are an owner and you have a long-term renter, *it is your responsibility to make your renter aware of the following policies.*

PETS: Only condominium owner(s) are allowed to keep pets on the complex. When pets are outside, they must be on a leash or under voice control at all times and never left unattended. The owner(s) must immediately pick up, place in a bag and deposit pet waste in the dumpsters provided. A fine of \$100 per day, payable by the owner, will be assessed if a renter has a pet in their possession.

STORAGE: No items are to be stored outside the condominium, including on decks and balconies, other than gas grills (see grill restrictions), lawn furniture, bicycles, bicycle racks, and neatly stacked firewood. Per Winter Park Fire Department regulations, **only grills using the small, camping-type gas cylinders (limited to 2 pounds) are permitted on decks and balconies.** Firewood may not be stacked within 30 feet of a building's foundation. No open fires are allowed anywhere on the complex. If noncompliant item(s) are present, a warning letter will be sent to the owner giving the owner 14 days to remedy the situation. If, after 14 days, the item(s) still remain(s):

1. A fee of \$100 will be charged to the owner
2. If the same owner violates the policy a second time during a 1-year period, the owner will be charged a \$250 fee
3. If the same owner violates the policy a third time during a 1-year period, the owner will be charged a \$500 fee.

Please be advised that these fees will be charged to the applicable owner regardless of whether the situation was created by the owner *or* a long-term renter.

LAUNDRY: Laundry may not be hung outside the condominium.

VEHICLES: No abandoned or inoperative vehicles are allowed on the complex. If an abandoned or inoperative vehicle is found on the complex, a warning letter will be sent to the owner giving the owner 14 days to remedy the situation. If the vehicle still remains, the same penalties in the STORAGE section apply.

BARBQUEING: on decks or patios is permitted *with gas grills only* (see STORAGE above regarding the type of gas grill permitted). Charcoal grills may not be stored in the building including decks, garages and patios.

TRASH DUMPSTERS: are available near each building for removal of trash. Do not place trash on balconies, decks, or outside of units. Call the management company for disposal of large items such

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as mattresses or TV's.

RECYCLING DUMPSTER: is available next to the Recreation Center on Vasquez Road. Do not place trash in this dumpster. Please see *Recycling Guidelines* on the association website under the *Documents* section for information about what can and cannot be recycled.

SPEED LIMIT: This is a residential area and the speed limit is posted at 20 mph.

QUIET HOURS: are from 10:00 p.m. to 7:30 a.m. TVs, radios, and stereos are to be played at a level for you own unit's enjoyment – remember, deep bass tones tend to vibrate into surrounding units.

We thank you for your compliance with the above regulations. This is your complex and a very valuable asset for the enjoyment of our "mountain living."

Revised June 2015