



ANNUAL DISCLOSURE per CRS 38-33.3-209.4
High Prairie Farms Homeowners' Association
Fiscal Year: January 1, 2025

Declaration: Recorded June 11, 1990, Reception #9013988 in Douglas County, State of Colorado. Amended Recorded November 13, 2018, Reception #2018068527 in Douglas County, State of Colorado.

2025 Operating Budget: \$52,514

Operating Savings Balance: \$60,325*

2025 Annual Assessment: \$720.00 due on or before February 1st.

Association Records: Governing Documents, Minutes, Financial Reports, Budgets, Reserve Study, Insurance Information are available at no cost, to the homeowner of record, by visiting WWW.HIGHPRAIRIEFARMSHOA.COM and registering in the communication portal. Colorado HB21-1229: Status Letter (incl. seller disclosures) \$375.00; Transfer Fee \$350.00 (Third parties may charge additional processing fees). Contact the management office for additional assistance.

Insurance: ALINK Insurance Services, (719) 473-6262

**At the time of disclosure distribution.*

OWNER EDUCATION per CRS 38-33.3-209.7

Portions adapted from Community Association Institute

- **Read and comply with the community's governing documents.** You should have received a package of documents before you closed on your home. Make sure you understand what's included in them, particularly the rules about pets, parking, commercial vehicles, exterior maintenance and architectural guidelines.
- **Provide current contact information to the Management Company.** Make sure they know how to reach you in case of an emergency or need to mail you correspondence. If you rent out your home, provide copy of the lease within 30 days of renting, including contact information for your tenants.
- **Maintain your property according to established standards.** The community's appearance can add value to all of the homes within it. Keep landscaping neatly groomed and home exterior well-maintained.
- **Treat association leaders honestly and respectfully.** Board members are homeowners, just like you, who have volunteered to give their time and energy to govern the community per the association's governing documents. While you should share your concerns about the community with them, do so in a way that's constructive, helpful and polite.
- **Attend board meetings and vote in community elections.** Board meetings are open to all who wish to attend. The association is a democracy, and your voice and vote can affect important issues.
- **Pay association assessments and other obligations on time.** Your regular assessments pay for common area maintenance, amenities and other shared expenses. If you don't pay on time, the burden for paying your portion of the association's expenses falls on your neighbors. Contact the property manager if you are having financial problems and need to discuss a payment plan.
- **Ensure that tenants, visiting relatives and friends adhere to all rules and regulations.** If you are leasing your home, you are liable for maintaining the condition of the home and for the behavior of those who live in it. Make sure to screen tenants thoroughly and familiarize them with the community's rules.

CONTACT INFORMATION

Managing Agent:

The Colorado Property Management Specialists, Inc.
19751 E. Mainstreet, Suite 275, Parker CO 80138
303-841-8658 main phone
303-840-3881 main fax
WWW.THE-CPMS.COM

Association Manager:

Marsha Miller, CAM, CMCA®, AMS®
303-841-8658 main phone
303-840-3881 main fax
INFO@THE-CPMS.COM

Office Information:

Monday-Friday 8am - 5pm
303-841-8658 main phone
303-840-3881 main fax
INFO@THE-CPMS.COM