

HOMESTEAD

Homestead Owners Association and Court Club

February 2010

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 of our members.

MANAGING AGENT:

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

General Manager:	Tracy Erickson
Fitness Director:	Allison Barr
Head Tennis Pro:	Derek Fisher
Membership Communications:	Kim Gauron
Accountant:	Karen Nulle

Off site staff may be contacted by phone:

Monthly Review Accountant:	McKay & Associates (970-926-3416)
Tax Prep & Compilation:	Novosad, Lyle & Associates (970-845-8000)

BOARD OF DIRECTORS LIST :

Bobby Ladd	ralarch@vail.net
Norm Green	nag@eaglelaw.com
Billy Carty	carty@vail.net
Johanna Barrows	johannabarrows@alpinebank.com
TJ Johnson	tjohnson@vailresorts.com
Greg Sands	gsands@c-concepts.org
Simon Chen	simon.chen@beavercreeklodge.net

ADDRESS

400 Homestead Drive
P.O. Box 808
Edwards, CO 81632
www.homesteadcourtclub.com
Phone: 970-926-1067
Fax: 970-926-4710

COMMON INTREST COMMUNITY:

Homestead Owners Association, Inc.

FISCAL YEAR OF THE ASSOCIATION:

January 1st through December 31st 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 REERVE FINANCES FOR THE PREVIOUS YEAR:

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

INSURANCE POLICIES:

Property	5/09-5/10	ResortGuard Insurance
Umbrella	5/09-5/10	Zurich Insurance
Directors & Officers Liability	5/09-5/10	CNA Insurance
Workers Compensation	5/09-5/10	Pinnacol Assurance
Fidelity	5/09-5/10	St. Paul Travelers

Report all claims promptly to Homestead Staff or Neil-Garing Insurance Company at 970-945-9111 to the attention of Lisa Fischer.

Coverage schedules and limits of coverage are available as a separate document in the Management Office.

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