

HOMESTEAD

Homestead Owners Association and Court Club

January 2012

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:	Justin Songer
Head Tennis Pro:	Derek Fisher
Programming Director:	Kim Gauron
Childhood Programming Director:	Jillian Labbe
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	bobbyl@ralarch.com
Norm Green	nag@eaglelaw.com
Billy Carty	carty@vail.net
TJ Johnson	tjohnson@vailresorts.com
Dale Nelson	dalenelson@comcast.net
Katie Demore	katie@anglen.com
Paul Backes	pbackes@mcmahancpa.com

ADDRESS

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

COMMON INTEREST 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 RESERVE 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:

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

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