



C/O WESTWIND MANAGEMENT GROUP, INC.
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Welcome to Heather Ridge South as a new property owner!

Congratulations and welcome to Heather Ridge South (HRS). Whether you are an owner-occupant or a landlord-investor, it is important to familiarize yourself with our policies, rules, and procedures. Knowing them will greatly enhance your ownership and living experience here.

As a buyer, you should have received before closing, certain information about HRS as part of your purchase agreement (Declarations, By-Laws, Articles of Incorporations, Budgets, etc.). If information was requested, it was sent electronically as part of the *Common Interest Community* (CIC) closing packet. It also included HRS's *Rules and Regulations*, one of our more important documents about living here.

Please review your *Rules and Regulations* publication on-line. If you have any questions or concerns, please visit first the websites www.westwindmanagement.com and www.heatherridgesouth.org. For further questions, please contact Janelle Maninger at Westwind (see below).

The following topics outline more important issues that new owners might face:

- **Parking:** This is a major community concern that includes towing parked vehicles during snow removal operations. It is a *Board Resolution* that the primary purpose of all unit garages is parking cars vs. other uses that limits or prevents parking two cars therein. HRS interior roadways are private property owned and maintained by the HOA Association. This includes driveways directly outside of all unit garages. Surrounding roadways S. Xanadu Way and S. Wheeling Way are public roads under the City of Aurora.
- **Garbage/Recycle pickup:** Refuse pickup is every Tuesday for organic waste, and every other Tuesday for recycling. Garbage goes out no sooner than 6 PM the night before, and all containers must be removed by day's end of pickup. If trash is left after pickup, then owners must remove it. All trash must be in bags or containers. Dumping/piling raw trash on the ground is prohibited; including furniture, construction materials, appliances, etc. Portable refuse dumpsters require written approval if not placed in garages. No garbage containers are to be placed on the grass.
- **Exterior building repairs or modifications.** This includes but not limited to; new windows, vents, electrical boxes, doors, satellite dishes, fences, etc. that attaches to, penetrates, or is outside the unit's exterior surface. Written permission is required from the Board before any exterior

work begins (see R&Rs). Architectural control is strictly enforced. Please read, call, and ask about your plans before starting. Again, written permission is required!

- **HRS is a condominium community:** Property ownership in HRS is defined as “air-space” rights within unit walls and structure. This is an important distinction compared to non-condo communities or single family detached homes. This information is critical concerning insurance coverage, ownership interests, and HOA maintenance.
- **Insurance Coverage:** The HOA provides general insurance for dwellings and grounds, but it is limited in coverage. Owners are strongly advised to consult with an insurance agent for additional coverage commonly known as HO-6, especially for “loss assessment” coverage.
- **Pool and Clubhouse usage:** Pool area usage requires everyone there to wear authorized wristband IDs. Bands are transferred from seller to buyer at closing, so if you didn’t receive them please contact Janelle at Westwind. To rent the clubhouse, please read the *Rules and Regulations*.
- **What CAN’T go down your sewer lines:** Our sewer lines are inter-connected and will clog and backup when “wrong things” are flushed. Examples include “personal” wipes, paper towels, feminine hygiene products, “non-degradable” toilet paper, diapers, cat-box litter, tooth brushes, etc. Sewer lines blocked by these and other products are traceable to their points of origin and owners will be billed accordingly to clear the lines.
- **HRS’s Official Plumber of Record – AAA Jetting and Plumbing Company:** Because sewer and water lines to units “are legally different” from those inside units, maintenance and repair responsibilities are unique. Please read our *Rules and Regulations* before calling any other plumbing service other than AAA Jetting. Owners may be liable for their plumbing expenses if the work is not performed or overseen by AAA Jetting.
- **For information about HRS:** HRS’s website www.heatherridgesouth.org is loaded with great information. You may also contact Janelle Maninger at Westwind Mangement Company via email, janelle@westwindmangementcom or phone 303.369.1800. HRS is part of the HRMD that publishes a monthly community magazine called *Metro Matters*. Please make sure you receive this important magazine for it is HRS’s primary means of communication keeping its residents informed. Email Barry McConnell, publisher, at bmconn202@aol.com to insure delivery.

Sincerely,
The Board of Directors
Heather Ridge South Association