

Northcreek Homeowners Association

Fact Sheet for Owners and Residents

The following data is designed to provide basic information about the Homeowners Association to owners and residents. Information about the HOA can be found via a homeowners account via mygreencondo.net/northcreek. Additional information about the Homeowners Association can be found on the HOA website at northcreekhoa.org. If you have a question that you cannot find the answer to on the website please contact the HOA manager, Beth Silverman at 720-787-9800 or Beth@dcmhwa.com.

Mailboxes

Each owner is responsible for their own mailbox keys. If there are repair issues to the main mailbox structure please contact Beth Silverman for assistance. The association does not keep keys to individual boxes.

Snow Removal

The association contracts for snow removal in the area of the mailbox and hot tub. The association does not provide any snow removal to individual homes; each resident is responsible for snow removal in accordance with City of Boulder codes.

Landscape

The association provides landscape services in the common areas of the community (hot tub area, entrance, volley ball area, etc.) Each resident is responsible for the landscape upkeep on their individual lot.

Trash

The association does not provide trash removal services; this is contracted for and paid for by each individual homeowner. Please ensure that trash cans are stored out of sight from the street and are brought back in on the day of pick up.

Architectural Review Committee (ARC)

According to the documents for the association, no exterior modifications may be made to residences without prior approval from the association. There is a form on the website that must be filled out and forwarded to the HOA management company for processing. In order to streamline this process, the association has approved roofing colors on file as well as the approved paint palette on file with our HOA management company. This information is available to all owners; please contact Beth Silverman at 720-787-9800 or Beth@dcmhwa.com for additional information or assistance.

Association Dues

The homeowner dues for the association are billed and collected once a year. In January of each year, or the preceding December, information is sent to all owners regarding how much the dues will be for the

year and information on how to pay. If the dues are not paid, the association will pursue collections with owners. Please be aware that the association depends upon full and timely participation from all owners to be able to support and run the association.

Emergency Service

Should you have an association after hour's emergency, please call 303-281-9945.

The Board of Directors is very committed to keeping all residents informed, the website at northcreekhoa.org has been designed to provide a great deal of information and is your best source for answers to your questions and for general information about the community. Should you need additional assistance please call Beth Silverman at 720-787-9800 or Beth@dcmhoa.com. Please know that the association is prepared to assist you with any HOA questions or concerns.