

## **Weatherstone at Highlands Ranch Association, Inc. Annual Disclosure Statement**

March 22, 2017

Dear Weatherstone Homeowner,

This letter is to inform you of Colorado's mandated disclosures. Senate Bill 05-100 which was signed into law on June 6, 2005 requires homeowner associations to disclose the following information once per year to all members:

- Your Homeowners Association: Weatherstone at Highlands Ranch Association, Inc.
- Managing Agent:  
BRC Community Management  
9331 Commerce Center Street #A1  
Highlands Ranch, CO 80129

Senate Bill 05-100 also requires homeowner associations to inform all homeowners that the following information is available at the request of the homeowner. We are providing it below for your convenience:

- The beginning of the fiscal year for Weatherstone at Highlands Ranch Association, Inc. is January 1<sup>st</sup>.
- The Association's 2017 annual budget was adopted on November 30, 2016
- All homes pay the same assessment of \$171.00 per quarter.
- All homes pay the same pool loan assessment of \$73.00 per quarter.
- Financial Statements are available at the BRC Community Management office.
- A list of the association's insurance policies is available upon request.
- All association bylaws, articles, rules and regulations are available at the HRCA Administration office.
- The minutes of the Board and Annual meetings are available at the HRCA Administrative office.

The Board of Directors would like to invite you to the Annual Members meeting at the Westridge Recreation Center on March 29, 2017 at 6:30pm.

If you should have any questions or concerns, please contact me.

Respectfully,

Chad Rohr, CAM  
BRC, Community Manager  
crohr@brcrealestate.com  
303-804-9800  
303-541-1586