

## Woodstream Falls Condominiums Homeowners Association Disclosure/Certification

This form and the accompanying financial reports are provided at no charge to financial institutions for the purpose of providing financing on units at Woodstream Falls Condominium Association. There is a minimum **\$75.00** per page charge (payable in advance, NO exceptions) for completion of additional forms or questions. Questions requiring research will be billed at \$50.00 per hour (1 hr min).

Name of Association: **Woodstream Falls Condominiums Association**

Address of Association: **9700 E. Iliff Avenue, Denver, CO 80231** County: **Denver**

### General Information

- Woodstream Falls was converted to a condominium in 1978.
- There is NO master or umbrella association.
- There are NO restrictions on children or occupant age. Only 1 pet per unit is allowed.
- There is NO first right of refusal. Titles to units are fee simple.
- As of 2011, less than 10% of the owners were delinquent 30 days or more.
- The Association is currently involved in one non-collection litigation.
- The developer passed control of the Association to the homeowners in 1983.
- 470 units were built, sold and closed.
- There is currently no information regarding the phasing of the property.
- As of 2011 the property has 125 owner occupied units and 296 rental/investor owned units.
- No single person or entity owns more than 10% of the units in the project.
- All common areas and facilities have been completed and are within the project.
- There are NO leased recreational facilities or common areas.
- Monthly assessments are \$262 (1-bdrm), \$355 (1-bdrm w/den), or \$418 (2-bdrm) per unit.
- NO special assessments are anticipated at this time.
- Copies of legal documents are available for a **\$25.00** fee. They are recorded in Denver County.
- Professional Management is provided onsite.

### Insurance

Name of Insurance Company: **American Family Insurance**

Name of Agency: **Josh Case Agency, Inc.** Agency Phone Number: **720-488-0600**

To order Certificate of Insurance for hazard, liability, employee dishonesty, and directors & officers please call the Josh Case Agency, Inc. @ **720-488-0600**

### Financial

- A monthly balance sheet and budget report for the fiscal year is found on the financial tab.
- There is a **working capital/escrow account of \$100 per sale to new unit owner.**
- There is a **transfer fee of \$125 for status letters requested with two weeks notice.**
- There is a **transfer fee of \$150 for status letters requested with less than two weeks notice.**
- Reserves are budgeted. Current reserves are in excess of \$600,000.

July 23, 2014

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Signature of Association Representative

Chu Son, President

Woodstream Falls HOA, Inc.

Association Phone: **303-755-4226**, Fax: **303-755-9193**

Website: [www.woodstreamfalls.com](http://www.woodstreamfalls.com)