



## **Your Homeowners Dues**

The Board sets the regular assessment (“*dues*”) in its budget presentation at the Annual Homeowners Meeting in November for the following fiscal/calendar year. In **2017**, your homeowner dues are **\$260 per month**, payable in advance on the first day of each calendar month.

***Due date and late fees:*** A grace period exists, provided that our Manager receives the dues by the 15th of the month. A \$25 late fee is assessed thereafter.

***Automatic debit program:*** About 2/3 of our homeowners have participated in our automatic-debit program, whereby our Manager will have a third party company debit the homeowner’s checking account each month. You will receive from our management company, Weststar Management, the instructions for enlisting (or re-enlisting) in this program. Contact the Pelican Pointe property manager, Jean Ronald at 720-880-2915 or [jean@weststarmanagement.com](mailto:jean@weststarmanagement.com) for information about the automatic debit program – or about payment by check.

***Payment by check:*** If you pay by check, payable to ***Pelican Pointe HOA***, you must mail it to our manager, Weststar Management, at their mailing address: ***6795 E. Tennessee Ave., Suite 601, Denver, CO 80224***, accompanied by a coupon which the Manager will give you. *Please put your unit number on it if it is not printed on your check.* You will receive no bill or invoice.

What your dues pay for: The Association pays for insurance covering the exteriors of the buildings, and other types of insurance; water for our lawns and landscaping; electricity for our common areas; building and common-area maintenance and supplies; landscaping and lawn services; snow movement; office and management expense; corporate income taxes; legal and auditing services; gate and web site maintenance; the annual wastewater assessment; and a monthly contribution to our reserves. You must pay for *your own* water, electricity, and gas usage; your own homeowner’s or tenant’s insurance; and maintenance of the interior of your own unit, including all plumbing and electrical connections.