

## VI. Homeowners Association

### 1. What is the Solterra Homeowners Association?

The Solterra Home Owners Association (“HOA”) is a Colorado nonprofit corporation formed on January 10, 2008 to serve the residents of Solterra. The Board of Directors is made up of five (5) members, all of which are residents. Current board members are Daniel Dominic (President), Alana Bissonnette (Vice President), Andy Gregory (Secretary), Terry Smith (Treasurer) and Don Sims (Member at Large)

Regular 2023 meetings for the HOA will be held February 2<sup>nd</sup>, May 9<sup>th</sup>, August 8<sup>th</sup>, and the Annual Meeting November 14<sup>th</sup>. These dates are subject to change. Updated information can be found on [solterra-connect.com/HOA](https://solterra-connect.com/HOA).

### 2. How do I get on the Solterra Homeowner Association Board?

The five Board members (all residents) serve three-year staggered terms, so each year at least one Board seat will be up for election. Contact Overlook Properties (303-991-2192) for election timing and the number of Board seats open as well as any paperwork required to run for the Board.

The current HOA Bylaws may be accessed by using the following link, please note that this is not a FRMD document.\*\*

[Solterra Connect - HOA Bylaws](#)

### 3. How much are the HOA Fees and when are they due?

#### **2022 Solterra Homeowners Association:**

Annual Assessment of \$190.00/year Due Date: January 1, 2023.

Late Date: 30 days after due date Late Fee: \$10.00 and 21% per annum interest.

The Annual Assessment will not be set for 2024 until the Budget is developed.

### 4. What do our annual Solterra HOA fees pay for?

Trash Removal, Covenant Control and Architectural

### 5. Where can I get details on Trash & Recycling?

Your management company is alerted to your closing and will coordinate with Waste Connection of Colorado for the service to begin once they receive your closing paperwork. Waste Connection of Colorado will deliver one 96-gallon trash bin and one 96-gallon recycle bin. Bins will only be delivered to homeowners that purchased a home from a builder. If you purchased your home from a previous homeowner, the previous owner is responsible for leaving the bins for your use. If your bin is lost, stolen, or destroyed, you will need to contact Waste Connection of Colorado to purchase a new bin. Homeowners are only allowed one trash bin, but in an effort to increase recycling usage, homeowners are allowed up to two recycling bins. Please contact Waste Connection of Colorado if you would like an additional recycling bin.

Currently, Solterra trash day is Wednesday, with recycling picked up every other Wednesday. Please have your trash out by 7:00am to avoid missing pick-up! Refer to the recycle calendar available on the link at the end of this paragraph, for information on recycle pick-up days. Waste Connection of Colorado will not collect trash or recycling on

select National Holidays (New Years, Memorial Day, July 4<sup>th</sup>, Thanksgiving and Christmas). If your scheduled pick up is on or after the holiday, your collection will be delayed one day.

For questions or concerns regarding trash and recycling services, please contact Waste Connection of Colorado at 303-288-2100 or Overlook Property Management at 303-991-2192. Additional information on trash and recycling may be accessed by using the following link, please note that this is not a FRMD document.\*\*

[Solterra Connect - HOA - Trash and Recycling](#)

For more information, please download the WasteConnect app on your mobile device for updates and assistance, including a helpful calendar for pick up days.

## 6. What is the Patio Homes HOA?

The Patio Homes HOA is a separate owners association specifically limited to the patio homes (also referred to the Remington Homes in reference to the builder), shown on the attached map. The Patio Homes HOA provides snow removal and landscape maintenance for those specific properties. The Board of Directors is composed of three residents and currently are: Ted Michelsen (President), Jim Chamberlin (Secretary) and Chris Neugebauer (Treasurer). The terms are for three years, with the terms staggered, so that one position comes up for election each year.

