

# Aspen Brook Townhomes HOA

## CIC DOCUMENT DISCLOSURE

### HOME SALES

- Annual meeting minutes – most recent year available – [PLEASE SEE WEBSITE – FINANCIALS TAB](#)
- All Board/directors meeting minutes for 2018 & 2017 – [PLEASE SEE WEBSITE – FINANCIALS TAB](#)
- All Board/directors meeting minutes for 2019 – [PLEASE SEE WEBSITE – FINANCIALS TAB](#)
- All Executive Board meeting minutes for 2018 & 2017 – [PLEASE SEE WEBSITE – FINANCIALS TAB](#)
- All Executive Board meeting minutes for 2019 – [PLEASE SEE WEBSITE – FINANCIALS TAB](#)
- Fiscal Year-End Annual Financial Statements (including Reserves amount) – [PLEASE SEE WEBSITE – FINANCIALS TAB](#)
- Budget 2019 – [PLEASE SEE WEBSITE – FINANCIALS TAB](#)
- Reserve Study (please let me know if not applicable) – [NONE AT THIS TIME](#)
- Audit/Review Results (please let me know if not applicable) – [NONE AT THIS TIME](#)
- Insurance Policies Summary – [PLEASE SEE WEBSITE – DOCUMENTS TAB](#)
- Fees and Charges List (Denoting Payment Timing)

1. How many units/homes are in the HOA: [42 Units](#)

2. Dues amount on this home: [2019 Annual Assessments - \\$1900\\*](#)

a. When are they due (monthly / annually / etc):

b. What are the dues / unit range?: [¼ rate for undeveloped lots, and reduced rate for lots not connected to community water line.](#)

3. Total Annual Budgeted Dues: [\\$67,400 Annual Budgeted Assessments for Calendar Year 2019.](#)

4. Any construction defect actions in process by the HOA? (If yes, please forward the related correspondences.) [NONE](#)

5. Fees and Charges:

a. How much is the Closing Fee / Transfer Fee: [\\$250 Transfer Fee collected at closing.](#)

b. How much is the Working Capital Fee: c. Is the Working Capital Fee transferred between the buyer and seller?: [None](#)

d. How much is the Status Letter Fee? [None – Included in Transfer Fee collected at closing.](#)

e. How much are the Status Letter Fee Rush Fees? [\\$175.00 if needed within 48 Hours](#)

f. How much is the Document Fee? [None – Included in Transfer Fee collected at closing.](#)

g. How much are the Document Rush Fees?

h. How much is the Lender Questionnaire Fee? [None – Included in Transfer Fee collected at closing.](#)

i. How much are the Lender Questionnaire Rush Fees?

j. How much are other fees and describe what type they are?

6. Do you maintain a reserves account? [HOA Does maintain a Reserves Account.](#)

7. Do you have any Special Assessments: [No Special Assessments at this time.](#)

a. Amount:

b. Frequency:

c. Paid in full date:

d. For:

8. What do the dues pay for (landscaping / snow removal / etc): [Assessments pay for common area maintenance, insurance, water, trash, and management.](#)