



Dear Flying Horse Owner,

Congratulations on choosing the Flying Horse Community as your new home!

On behalf of the Board of Directors and Hammersmith®, welcome to the Flying Horse Homeowners Association, Inc. we are happy that you have bought in this community and look forward to working with you in the future. This letter will provide you with some information regarding your new community.

As an owner in Flying Horse, you are automatically a member in the homeowner's association, which is responsible for providing certain services to you as noted below:

Your quarterly Master Association Assessment of \$195 covers common area maintenance, irrigation water for the common areas, office rent, trash service, hazard insurance on the common areas, Directors and Officers liability insurance for the Association's Board of Directors, long-term reserve funds, limited snow removal on some common areas, annual community events, management and administrative functions dealing with the services provided. Additional Assessments other than your Master Assessment are based on the Village you reside. Please see the Development Assurance Community Fee Sheet for your Village. Any additional Village Assessment plus the Master HOA fees (\$195) are paid on a quarterly basis. Homeowners can make electronic payments, set up their ACH and make reoccurring payments through RevoPay. (Go to the website eHammersmith.com, click "Homeowners" and click on the "Make a payment" button, then register).

Calistoga and Toscano are gated Villages. If you reside in one of these Villages and have not already done so, please stop by the HOA office to pick up your gate access control stickers (Cards) or remotes and to have your personal information programmed into the gate system. If you have purchased from a previous owner, remotes maybe be provided. Additional stickers or remotes can be purchased at the HOA office.

If you have any questions regarding trash or recycling service with Waste Management, please contact the Hammersmith® Management team at the HOA office or call 719-389-0700. Each homeowners address must be registered with Waste Management prior to service to begin. Each home will receive one trash bin and one recycle bin (10 business days for delivery). Pick up service is each Monday. Mail box keys can be picked up at the HOA office (not the Post Office). If you have purchased from a previous owner, keys should be provided at the time of sale.

The Flying Horse Metropolitan District maintains the streetscape; including snow removal within Flying Horse HOA. This also includes the landscaping in the medians; round-a-bouts; trails and parks. The fee for the Metro District is collected with your property taxes annually.

Flying Horse Homeowners Association is a covenant-controlled community. Any building plans, architectural (i.e. paint colors, decks, or any other exterior changes to your home) or landscaping must be approved by the Architectural Review Board or Architectural Committee prior to having any work being done. A submittal form is available on the Pitera-Flying Horse Homeowner's Portal. You will have to register on this website.

**Register on the Website ([www.flyinghorseowners.com](http://www.flyinghorseowners.com))**

One of the most efficient and effective ways to communicate to our Flying Horse residents is through the quarterly newsletter and periodic eblast. We encourage new homeowners to go to the Associations Homeowners Portal in Pitera. Go to the website at [www.flyinghorseowners.com](http://www.flyinghorseowners.com) select "Homeowner Portal", click "Launch your Homeowner Portal" and register. The Portal includes a vast amount of information related to Flying-Horse including a community directory, document center, FAQ's, calendar of events, board meeting information and much more.

You should have received a flash drive prior to the closing of your home (new homes only). This drive contains the Design Guidelines, Declaration of Covenants, By Laws, Articles of Incorporation and other documents that you will need to review. Contact the HOA office if you have questions on this material.

**HOA Management Office:** Flying Horse is managed by Hammersmith®, contact information is list below. **The onsite management office is located at the intersection of Hwy 83 & Flying Horse Club Drive.** (On-site phone 303-980-7445-Community Administrator).

**HOA Management- Colorado Springs Office & Payment Center**

Hammersmith ®  
Attn: Flying Horse HOA  
1155 Kelly Johnson Blvd, Suite 495  
Colorado Springs, CO 80920  
719-389-0700  
719-328-0576  
[CommunityCare@eHammersmith.com](mailto:CommunityCare@eHammersmith.com)

Hammersmith ® Payment Center  
C/O Pacific Premier HOA Bank  
PO Box 173701  
Denver CO 80217-3701

Once again, welcome to the community. Hammersmith® as well as the Board of Directors looks forward to working with you while living in the fine community of Flying Horse.

Sincerely,

Flying Horse Board of Directors and Hammersmith®, AAMC