



## Homeowners Association Inc.

### **HOA Introduction and FAQ's**

#### **Am I a member of the Flying Horse HOA?**

All residential property Owners within the Flying Horse community area are Members of the Flying Horse Homeowners Association, Inc. (the "FHHOA"). Membership is not voluntary; it is required of all residential property owners.

#### **What is the purpose of the Flying Horse HOA?**

The purpose of the FHHOA is to "govern the property that has been submitted to the provisions of the Declaration of Covenants, Conditions, Restrictions and Easements (the "Declaration")." The FHHOA is currently governed by the Board of Directors (the "Board") appointed by the "Declarant."

#### **What does my HOA common (Master) assessment cover?**

All Owners pay the Association "Common Assessment" that is levied against ALL Flying Horse residential properties, regardless of "Village". The Common Assessment funds reserves for the long-term maintenance, repair and replacement of the Association Properties throughout the Community Area. FHHOA operating costs related to administration/management, professional services, utilities (irrigation for Association Properties), insurance, weekly trash collection, and snow removal on the Association Properties, covenant enforcement and the "Architectural Committee" are also funded by the Common Assessment. The Common Assessment is based on the annual Association budget and, when commenced, will be billed quarterly in advance to all Owners.

#### **Trash/Recycle Setup**

Trash and Recycling setup can be done by stopping by the HOA office, calling, or emailing us (listed below). Both trash and recycling are picked up every Monday. If you have any questions regarding trash or recycling service within the community, please call the HOA office at 303-980-7445.

#### **Mailbox Keys**

Homeowners of newly constructed homes should pickup their keys at the onsite HOA office located on the northwest corner of Flying Horse Club Drive and Highway 83. New homeowners of existing homes should receive mailbox keys from the previous owner. If mailbox keys are not available, the box must be rekeyed at the owner's expense. Contact the HOA office at 303-9807445 for the approved locksmith.

#### **Architectural Modification Approval Process**

Flying Horse Homeowners Association is a covenant-controlled community. Any building plans, architectural (i.e. paint colors, decks, roof, additions, or any other exterior changes to your home) or landscape changes must be approved by the Architectural Committee prior to having any work done. For more information please go to the HOA website at [www.flyinghorseowners.com](http://www.flyinghorseowners.com).

#### **Governing Documents**

The homeowner documents you received at closing contains the Design Guidelines, Declaration of Covenants, Bylaws, Articles of Incorporation and other documents that you may wish to review. You may also find these documents on the Flying Horse Owners Website.



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### **Flying Horse Owners Website**

You can sign up (register) on the website once you have closed on your home and information has been received from the Title Company to the Management Company. Registering on the website provides invaluable resources that include documents, forms, news and announcements, a calendar of community events, and most importantly when you provide an email address, access to the biweekly informative, educational "Community Update" eblast.

To sign up go to [www.flyinghorseowners.com](http://www.flyinghorseowners.com) and click on the "Sign In" button in the upper right hand corner. You need to now register at the new "Homeowner Portal Powered by Pitera". Please follow the instructions from that point forward.

With the Pitera Homeowner Portal, Homeowners will have access to:

- See their account balance
- See and download all HOA documents
- See the current Board of Directors
- See upcoming Community Events & sign up to receive notification of new events
- Search Community-Specific Knowledge base for specific questions
- Confirm/update their email address, phone number, and communication preferences
- Add a Renter/Tenant to receive Community emails

### **Electronic Payments**

Homeowners can make electronic payments and set up their ACH payments through

#### **RevoPay.**

RevoPay Fees: see site ([www.revopay.com](http://www.revopay.com))

ACH – (AutoPay) No charge to customer, pulls amount of balance due at each quarter (Jan., April, July, Oct.) homeowners can not pick a specific date or amount-pulls occur by the 10<sup>th</sup> of the month due,

Echeck – Payment processed through RevoPay by Check, not on ACH – fee charged for set up and re-occurring payments

Credit Card – Processing fee charged

Homeowners need to register their account on [revopay.com](http://revopay.com).

### **Working Capital**

In accordance with Section 11.18 of the Declaration, the Board requires a non-refundable Working Capital contribution at the time of closing of each Unit. Currently, the Working Capital contribution varies per village; see your Village Guide for more specific information. This contribution funds unforeseen expenses and budget deficits, purchases of additional equipment, property or services, or other expenses/reserves as determined by the Board.

### **Village Maintenance and Repair**

There are no "Village Assessments" within Syrah, Solera, Saratoga, Messina, Milan, Verona, Torino, and Turin; although the Evergreen Lots are obligated to pay for the landscape maintenance services which are provided pursuant to the terms of Article 11 of the Supplemental Declaration. The Villages within the Flying Horse Master Plan are governed by the Board under the provisions of the Declaration, and the Supplemental Declaration of CC&Rs for Flying Horse (the "Supplemental Declaration"). Note: The streets in these Villages are public streets owned by the City of Colorado Springs who is responsible for maintenance and snow removal.



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### **Village Budget and Additional Assessment**

In accordance with the *Declaration and Supplemental Declaration*, The Board shall adopt a yearly proposed Operating and Reserve Replacement Budget and charge a uniform Village additional Assessment to all applicable Owners to sufficiently fund the Village budget. Villages that require additional budgeted quarterly Assessments (for additional services) and Reserve contributions include:

- Calistoga
- Encore (Carriage Homes & Singles)
- Molise
- Evergreen
- Siena
- Toscano
- Sonoma
- Cortana (new 2018)

### **Snow Removal**

Most of the streets in Flying Horse are maintained by the City of Colorado Springs. For the City's Street Division's automated snowline of the current snow plow status please call 719-457-7669. The city's Streets Division will first plow Primary Routes, which are multi-lane roads with large volumes of traffic or hospital access. Once the Primary Routes are passable, snow crew's move on to Secondary Routes, which include school access and collector streets that serve as the main connections between neighborhoods and primary roads. If there is continuous snowfall, the Primary Routes may have to be plowed more than once, which will delay the response on secondary streets. Residential streets are only treated when at least 6 inches of snow accumulates, the primary and secondary routes have been cleared and the snow has stopped falling.

The HOA handles all mailbox areas, pathways in common areas, streets only within the gated areas of Toscano & Calistoga, the private streets in Siena village, as well as auto courts, driveways and walkways in the villages of Encore, Sonoma and Siena. Snow removal will begin at the end of a storm at an accumulation of 3".

### **Insurance**

The Flying Horse Homeowners Association is required to have insurance coverage related to property, liability and fidelity policies. Individual residents should have their own HO 3 Policies (basic homeowner's policy), HO 4 Renters Policies or HO 6 (a form of Condominium insurance). Homeowners within the Villages of Cortona, Molise, Siena, and Sonoma homeowners should have HO 6 coverage for the interior "walls in" and personal property coverage. The Master Association policy provided by American Family Insurance covers the exterior of these village units with a 10,000 deductible and 1% Wind/Hail deductible. Questions about association coverage please contact Mike Brandl, American Family Insurance at 719-630-7557.

### **Security, Safety**

The Flying Horse Homeowners Association has no Courtesy Patrol program. Should a homeowner have an emergency they are to dial 911, to report all other crimes or if you have questions, please call the non-emergency phone number at 719-444-7000. This number is staffed 24 hours a day, every day. To report crimes go on line to <https://cspd.coloradosprings.gov/content/report-crime-online>.

### **Metropolitan District Parks**

Properties within the Flying Horse development are located within the boundaries of one of three special districts known as Flying Horse Metropolitan District No. 1. Flying Horse Metropolitan District No. 2 and Flying Horse Metropolitan District No. 3 (the "Metro Districts"). Flying Horse Metropolitan District No. 1 ("FHMD #1") is the managing district and performs all management and administrative functions for the Metro Districts. Metro District No. 2 encompasses the residential properties and Metro District No. 3 encompasses the commercial properties. The Metro Districts are responsible for the design, construction and financing of



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municipal improvements such as roads, water lines, sewer lines, and parks (Angel Mist, Barefoot, Frogs Leap and Lizard Leap-TBA) and recreation amenities. District No. 2 and 3 are obligated to certify mill levies and issue debt as the same is required to finance improvements as determined by FHMD #1. The public improvements are will generally be owned and managed by the City of Colorado Springs; however, the Metro Districts will own, maintain, operate and manage some of the park and recreation facilities.

### **Flying Horse Magazine**

Flying Horse Magazine by PTMD Publishing first published in March of 2012 and is the only official publication of: The Flying Horse Community, The Flying Horse HOA, The Club at Flying Horse, and The Flying Horse Realty & Information Center. The FH HOA participates in four seasonal issues per year. The Flying Horse Magazine publishes with issues annually. It is a superior way to connect, share and grow ideas in the community while equally allowing local businesses an outlet that goes above and beyond traditional advertising with the ability to micro target and build long lasting relationships with residents and club members in this community.

### **Annual Homeowners & Budget Ratification Meeting**

The Flying Horse Annual Member & Budget Ratification Meeting is typically held the second Tuesday in November each year. The meeting is currently being held at The Club at Flying Horse in the Thomas Blake Ballroom. Registration begins at 5:00, meeting starts at 6:00. Announcements for the meeting are sent 15 to 30 days prior to the meeting.

### **Social Activities**

The Flying Horse Board of Directors invests annual in a wide array of social activities. Many events are coordinated by Hammersmith Managements Lifestyle Services Department. Some of the activities include: summer concerts in the parks, Fall Festival Party, Community BBQ, Movie Night, Christmas (Holiday) Party and two garage sales. Activities are listed on the website ([www.FlyingHorseOwners.com](http://www.FlyingHorseOwners.com)) in the Community Calendar, watch for special e-blasts prior to all the events.

### **Board of Directors**

Your Flying Horse Board of Directors is made up of two (2) Declarant Members and three (3) Homeowners. Communicate with members of the board or management; go to the website at [www.FlyingHorseOwners.com](http://www.FlyingHorseOwners.com)).

Drew Balsick:	President
Jerry Richardson	Vice President
Karen Sawyer	Treasurer
Dr. Michael Anthony	Secretary
Gary Manning	Director



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### **Contact Information:**

Flying Horse Homeowners Association, Inc.  
C/O Hammersmith Management, Inc  
1155 Kelly Johnson Blvd., Suite 495  
Colorado Springs, CO 80920 (719) 389-0700 (719) 328-0576

*On-Site Management Office - Located in Flying Horse at the Intersection of Hwy 83 and Flying Horse Club Drive (no mail delivery)-Stop by and meet the staff or just drop in to get your questions answered.*

<b>Community Manager:</b>	<b>Scott Ellison</b>	<a href="mailto:SEllison@ehammersmith.com">SEllison@ehammersmith.com</a>
<b>Project Administrator:</b>	<b>Zack Calvin</b>	<a href="mailto:ZCalvin@ehammersmith.com">ZCalvin@ehammersmith.com</a>
<b>Maintenance Coordinator:</b>	<b>Larry Lander</b>	<a href="mailto:LLanders@ehammersmith.com">LLanders@ehammersmith.com</a>

To Mail in payments:

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

**Leaders in Community Management™**

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