

VENTANA

Dear Property Owner,

Enclosed are your coupons for 2025. You are getting this letter because you do not have an active portal with Teleos. The regular quarterly assessment amounts are \$98.25 with no special assessment imposed. Also enclosed are the quarterly coupons for trash (\$48.00). If you live in La Bella Vita, the coupons are also attached for \$55.75.

As a reminder, all HOA assessments are due on the 1st of the month of the quarter, as indicated on your coupons. If not paid on or before 10 days after the first month of the quarter (due date), the assessment shall be delinquent, will incur a late charge of \$20 and bear interest after the due date of that assessment at a rate of 8% per annum until paid in full. Address payments to **Ventana Homeowners Association, 6833 S. Dayton St. #163, Greenwood Village, CO 80112.** Include your lockbox number with any form of payment. If paying through your personal online banking method, you may set us up as a bill pay using the above information. The lockbox number is your account number. If you do not know your lockbox number, please contact Lynn or Valerie with the information below.

Please visit the website (www.ventanapueblohoa.com) for important HOA information including Governing Documents, special forms, meeting schedules and your payment coupons. **If you need coupons, misplaced your coupons, etc. please download the coupons from the Association's website.**
<https://www.ventanapueblohoa.com>

Online Payments: Please consider activating HOA account access on the Online Portal. You can make payments online by check or credit/debit card (small convenience fee charged by AppFolio) and set up automatic/recurring payments. Once we have your email address and trigger the portal link, you'll receive an email with instructions on activation via <https://teleosllc.appfolio.com/connect>.

The Management Company is required by State law (CCIOA) to provide the HOA with the following Association Disclosure of Information which will be available on the website within 90 days after the end of the fiscal year: A list of association insurance policies, association By-Laws, Articles, Rules and Regulation, Minutes of executive board and member meetings for the previous fiscal year, and association-adopted responsible governance policies.

If you have any questions or concerns, don't hesitate to contact our office.

General Questions:

Lynn Calkins, Community Manager

Phone: 720-498-6771

Email: lynn@teleos-services.com

Billing Questions:

Valerie Young, Billing

Phone: 720-428-0342

Email: valerie@teleos-services.com

Regards,

Teleos Management Group

Angela Elliott, Association Manager

Email: angela@teleos-services.com