



The Towers at Cheesman Park Condominium Association, Inc.
c/o Weststar Management Corp.
6795 E. Tennessee Ave., Suite 601
Denver, CO 80224

To Whom It May Concern:

Enclosed is our standard Condominium Information Letter for the **THE TOWERS AT CHEESMAN PARK CONDOMINIUM ASSOCIATION**. This form has all of the information that is normally requested. We provide this form free of charge.

If additional information is requested or you need your own form filled out, then there will be a \$175.00 charge for this service. Please send a written request if additional information is needed, fax 720-941-9202.

Sincerely,
Weststar Management Corp.

1. Number of Units? **99** Number of Units sold? **99**
2. Approximate Number of Rentals (not formally tracked)? **39**
3. Amount and frequency of Association fees? **\$193 - \$337 monthly**
4. Does any person / entity own more than one unit? **2 owners own 2 each, others own 1 each**
5. When was control of the HOA turned over to the unit owners? **1999**
6. Is it a conversion? **YES, completed in 1998**
7. How is title to the unit held? **Fee simple**
8. Is the project subject to additional phasing? **No**
9. Is there any pending litigation? **No**
10. Are there any leased recreational facilities or common areas? **No**
11. Are the common areas complete? **Yes**
12. Is any space within the project designated for commercial use? **No**
13. Is there a rental service for leasing units? **No**
14. Is there more than one Association for the project (such as a master or umbrella association)? **No**
15. Is there a special assessment in place? **No**
16. The amount of reserve funds for future repairs? **\$181,901.71**
17. Working capital? **N/A**
18. Number of owners delinquent more than 30 days? **2**
19. Does the HOA retain the first right of refusal? **No**
20. Is there a management company? **YES: Weststar Management Corp.
6795 E. Tennessee Ave., Suite 601
Denver, CO 80224
Phone: (720) 941-9200 ext 28
Fax: (720) 941-9202**
21. Insurance contact information? **Kim Foster | 303-449-9595 | Bolder Insurance**
22. FHA APPROVED - D002875 - EXP 05/07/2016.

I hereby certify that the above information is true and correct to the best of my knowledge, as of: **September 30, 2014**

Sincerely,

Jean Ronald, CMCA®, AMS®
Community Association Manager