



Quincy Lake 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 HOA Information Letter for **QUINCY LAKE CONDOMINIUM ASSOCIATION, INC.** 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 let us know if additional information is needed.

Sincerely,
Weststar Management Corp.

1. Number of Units? **166**
2. Approximate Number of Rentals (not formally tracked)? **56**
3. Amount and frequency of Association fees? **\$195 / \$213 / \$232 monthly**
4. Does any person / entity own more than one unit? **NO**
5. When was control of the HOA turned over to the unit owners? **2/84**
6. Is it a conversion? **NO**
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? **\$115,669.04**
17. Working capital? **N/A**
18. Number of owners delinquent more than 30 days? **6**
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
Fax: (720) 941-9202
21. Insurance contact information? **Peliton Insurance | 303-771-1800 | certificates@peliton.net**
22. Is HOA FHA approved? **YES (Expires 12/22/2016)**

I hereby certify that the above information is true and correct to the best of my knowledge as of: **February 28, 2015.**

Sincerely,

Chris Ricketts, CMCA®
Association Manager

6795 E. TENNESSEE AVENUE, SUITE 601, DENVER, COLORADO 80224
P 720.941.9200 ~ F 720.941.9202