Welcome Home!

The Bella Vista of Pueblo Homeowners Association congratulates you on the purchase of your new home and welcomes you to the community! To assist you in making yourself at home please review the following information. Understanding the Association and its role will only enhance your ownership experience. It is also important to review and become familiar with the Association's governing documents.

Association Role

As part of the Association, you are an automatic member of the community. As stated in your closing documents, assessments are due to monthly to the Association. The assessment covers services such as common area landscape maintenance and snow removal, trash service, maintenance and repair of all common areas, roads and entrance gates. Common area insurance and utilities are also included.

Assessment Payments

As a resident of the Bella Vista of Pueblo Homeowners Association, you will be paying a monthly assessment of $200.00. If you purchased a home in Bella Vista that is on San Pietro, you will also have a monthly water assessment of $64.00.

Assessments should be payable to Bella Vista of Pueblo HOA and mailed to 6833 S. Dayton St. #163, Greenwood Village, CO 80112.

Online Payments

Please consider activating HOA account access through the Online Portal. You can make payments online by check or credit/debit card (convenience fee charged by AppFolio: 3.49% on credit charge transactions, $2.49 for e-check and $9.99 for debit card transactions) and set up automatic/recurring payments. Once we have your email address and trigger the portal link, you will receive an email with instructions on activation via https://teleosllc.appfolio.com/connect. ***Please allow at least three weeks from date of closing to receive that email***.

Gate Key

First-time owners/new builds: the Builder will give you the gate clicker at closing. **Re-sales**: Current owner/seller must provide the gate clicker to the new owner/purchaser. New owner must contact Builder/Roger Fonda so the keypad can be reprogrammed. Roger can be reached at 719-240-0771, or via email at roger@rrdpueblo.net.

Insurance

It is extremely important that each homeowner obtain their own insurance policy. Each owner is responsible for obtaining public liability insurance covering any claims or damage to person or property occurring in or about said Owner's individual space. Owners must also obtain casualty insurance covering individual space and the furnishing and other property within the individual space and any betterments or improvements in respect to the condominium.

Mailbox Key

First-time owners/new builds: Will be provided at closing. **Re-sales:** Make sure to obtain the mailbox key from seller.

Trash Collection

The Association provides trash service through Waste Management. **First-time owners/new builds**: Waste Management will be notified when you move in and will drop off a tote. Should you require an additional receptacle, one can be purchased directly from Waste Management by calling 719-545-9232. Trash pick-up is on **Monday**; if you have not received your tote, please place trash in secure bags at the curb.

Snow Removal

Snow removal is provided by the Bella Vista of Pueblo Homeowners Association as needed.

Website

Please refer to the website, www.bellavista-pueblo.com for other information regarding the Association including governing documents and upcoming events such as board meetings.

Important Contact Information

Teleos Management Group professionally manages the Bella Vista of Pueblo Homeowners Association. Your community manager is Lynn Calkins. You may reach Lynn at (720) 498-6771 or by email at lynn@teleos-services.com. For billing questions, please contact Valerie Young at 720-428-0342, or by email at valerie@teleos-services.com

Thank you for choosing to make your home at Bella Vista!

Sincerely,

Bella Vista of Pueblo Homeowners Association