

VENTANA

Welcome to Ventana!

The Ventana Homeowners Association of Pueblo, Inc. congratulates you on the purchase of your new home/lot 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 enhance your ownership experience. It is also important to review and become familiar with the Association's governing documents and design guidelines.

Association Role and Assessments

As a new homeowner in the community, you are automatically a member of the Association. As stated in your closing documents, there are quarterly assessments due the Association. The Association provides common area landscape maintenance, maintenance and repair of all common areas, insurance for common areas, common area utilities, management and administrative fees, and other obligations as set forth in the governing documents given to you at closing. If coupons are easier for you, those are available to download on the Association's website - www.ventana-pueblohoa.com. Make sure and download the assessment coupons as well as the trash coupons. Currently the quarterly assessments are \$98.25 (\$55.75 for La Bella Vita Homeowners) and \$48.00 per quarter for the trash services. Statements will only be sent if your account is delinquent at a cost of \$15.00. Please view the website for all information regarding the Association.

Assessments should be payable to Ventana HOA of Pueblo, Inc. and mailed to 6833 S. Dayton St. #163, Greenwood Village, CO 80112 and should always have your address and lockbox number on the payment. If you do not know your lockbox number, please call Lynn or Valerie (information below).

Online Payments: Please consider activating HOA account access on the Online Portal. You can make payments online by check or credit/debit card (convenience fee charged by AppFolio) 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 two weeks from date of closing to receive that email.***

Trash Collection

The Association provides trash service through Waste Management. 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 Wednesday; if you have not received your tote, please place trash in secure bags at the curb. If you purchased property in La Bella Vita, trash service is provided by the La Bella Vita sub-association.

Snow

Ventana Homeowners Association does not provide snow removal services. The City of Pueblo is responsible for plowing the streets. Homeowners are responsible for clearing the sidewalks surrounding their homes.

Mailbox Keys

You must obtain your key from the Sunset Post Office located at 3000 Wedgewood, Pueblo, CO. Please visit the post office after your closing to obtain your mailbox keys.

Management Company Contact Information

Teleos Management Group professionally manages the Association. Your community manager is Lynn Calkins. Contact her at 720-498-6771, or email to lynn@teleos-services.com. **For billing questions**, contact Valerie Young at 720-428-0342, or email to valerie@teleos-services.com.

***Ventana Homeowners Association of Pueblo, Inc.
Teleos Management Group***