

## Welcome to the Belmont Ridge Homeowners Association

BELMONT RIDGE HOA is a non-profit corporation formed to provide two main functions: To maintain and improve the common areas in the subdivision and to enforce the covenants. The fiscal year is Jan 1 – Dec 31. The annual dues are **\$372** billed once per year in early January.

Kellison Corp. is the managing agent for the association. Their primary responsibility is to handle the day-to-day operations of the corporation, guided by policies that have been developed by your Board of Directors. Kellison prefers communication by email for efficiency and accountability and can be reached at any time at **mgthoa@comcast.net**

Please remember that any exterior alterations to your property must first be submitted to your Architectural Review Committee **prior** to any work commencing. If you do not have a copy of the Architectural Guidelines document for BELMONT RIDGE HOA please contact Kellison Corp. and they will provide you with a copy. Please submit all requests to Kellison Corp. containing two copies of your plan. The committee reviews this information in a timely manner and you will receive a written response regarding your request within 30 days. We suggest you refer to your covenants and other documents regarding specific requirements.

There is only one trash hauler that is authorized to work in this neighborhood and it is currently Waste Management. You will need to contact them to set up service for your home. The Contact is Kaycee Roth; her phone number is (970) 674-2546 and her email is [kroth@wm.com](mailto:kroth@wm.com). They will bill you directly, as your trash is NOT part of the HOA dues. No other weekly trash hauling services are allowed in the neighborhood.

Thank you in advance for your cooperation and assistance in these matters.

Kellison Corp.  
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mgthoa@comcast.net  
Ph. 970-494-0609  
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## Belmont Ridge Homeowners Association

- Contacts:** For questions regarding the Belmont Ridge Homeowner's Association, please contact the Association's management company – Kellison Corp., 970-494-0609 or e-mail [mgthoa@comcast.net](mailto:mgthoa@comcast.net).
- For developer/builder questions please call 970-672-1100.
- Assessments:** Assessments are \$372 per year billed each year on January 1, due on Jan 31, and late after Feb 28.
- Working Capital:** A \$93 working capital fee is collected from the buyer at the initial closing to provide initial capitalization for the association. *Fees are subject to change without notice.*
- Transfer Fees:** The transfer fee is \$250.00. The transfer fee is charged by the management and collected from the buyer at closing to cover the cost of transfer of title, interactions with the lender, title company and the establishment of accounts.
- Trash/Recycling Pick-up:** Service will be provided by Waste Management. You are responsible for setting up service on or before the date of your closing; please contact your Waste Management representative, Kaycee Roth at (970) 674-2546 or [kroth@wm.com](mailto:kroth@wm.com) to add your address to the pick-up route. Your trash pickup day is Monday. You will be billed by the contractor monthly for home trash and recycling. Your Association requires that trash and recycling receptacles not be put out any earlier than 12 hours before the scheduled pick-up date and returned 12 hours after pick-up has occurred to the appropriate storage in garage or behind fence, wall or landscaping, so as not to be visible from a street.
- Water/Sewer:** Water and sewer service is provided by the Fort Collins- Loveland Water District. You are responsible for contacting Fort Collins - Loveland Water District on or before the date of your closing to transfer service into your name. Please call #970-226-3104 extension #1 to set up your account.
- Electric:** Electric service will be provided by Poudre Valley REA. You are responsible for contacting Poudre Valley REA on or before the date of your closing to transfer service into your name. Please call #970-226-1234 to set up your account.
- Gas:** Gas service will be provided by Xcel Energy. You are responsible for contacting Xcel Energy on or before the date of your closing to transfer service into your name. Please call #1-800-895-4999 to set up your account.
- Cable/Satellite TV:** You are responsible for initiating your own cable/satellite TV service. Please refer to the Association's Declarations for guidelines on antenna and satellite dish location.
- Mail Service:** Please visit your local post office to set up mail service at 215 6th St, Windsor, CO 80550, #970-674-0061.