**Welcome to Winfield Arms Condominium Association!**

As a part of living in Winfield Arms, which is a homeowner’s association (HOA), all those who purchase property within the HOA’s jurisdiction automatically become members, and are required to:

* Pay dues and capital contributions, known as HOA fees; and
* Follow and abide by all HOA Rules and Regulations and Governing Documents.

**HOA DUES**

 HOA dues are charged to each owner on a quarterly basis. Owners will be invoiced for their dues on January 1, April 1, June 1, and October 1. Dues that are not paid within 30 days of the first of each quarter will be subject to late fees and fines per the Enforcement and Collection Policy of Winfield Arms.

**GOVERNING DOCUMENTS & RULES AND REGULATIONS**

The following documents govern Winfield Arms:

* **Articles of Incorporation**: establish the name of the Association, its nonprofit corporate status, its organizational structure, and its initial agent.
* **Bylaws:** establish the voting rights of Owners and the governance and management policies of the HOA.
* **Covenants, Conditions and Restrictions (CC&Rs):** establishes the condominium project, the general use and occupancy rights and limitations on Owners, and the administration and management of the HOA.
* **Rules and Regulations:** establish more detailed rules and regulations for maintaining property values and enhancing the communal living experience, including restrictions on, and required approvals of rentals and pets.
* **Governance Policies:** lay out policies for the following topics regarding Association business –

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| --- | --- |
| * + Policy for new Amendments/Policies
 | * + Collection Policy
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| * + Conflicts Policy
 | * + Disputes Policy
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| * + Enforcement Policy
 | * + Records Inspection Policy
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| * + Reserve Investment Policy
 |  |

**WINFIED ARMS WEBSITE**

Owners can access Rules and Regulations, Governing Documents and Policies, Association Financial reports, key contact information, and more on the website for Winfield Arms – <http://winfieldarms.org>

**MANAGEMENT CONTACT INFORMATION**

 The Winfield Arms Condominium Association is managed by Aspen Places, a property management company. Any Owner having any questions or suggestions about the Rules and Regulations for Winfield Arms, the Governing Documents, or initiating a complaint d like to file a complaint, should contact Aspen Places.

 **Email:** winfieldarms@aspenplaces.com

**Phone:** (970) 925-4772

**Mailing Address:** 600 E Hopkins Ave., Suite 203, Aspen, CO 81611

**WIFI INFORMATION**

 Winfield Arms provides Wi-Fi to all Owners and Guests within the building. Each Owner has an access point in their unit, with their own username/password. Please contact Management for your specific username/password.

 Guests can access free Wi-Fi called *Winfield Arms – Guest*. There is no password.