

LOST CREEK FARM HOMEOWNERS ASSOCIATION

Dear Property Owner,

Please find enclosed your coupons for 2021, reflecting the increased monthly assessments in accordance with the ratified 2021 Budget.

IMPORTANT: If you are paying your dues through a bill pay service, you must update the amount with them. If you have an automatic payment set up through Teleos on the Online Portal, you must update the amount if you have payments set up as "Fixed Amount" - a fixed amount automatic payment will not adjust to the new amount. If your automatic payment through the online portal is set to pay "Outstanding Balance in Full," it will automatically increase and pay the new assessment amount along with anything else charged to your account.

As a reminder, all HOA assessments are due on the 1st of the month. Late fees and a finance charge will be assessed if payment is not received by the 10th of the month. Payments should be addressed to: **Lost Creek Farm Homeowners Association, 6833 S. Dayton St. #163, Greenwood Village, CO 80112.** If paying through your personal online banking method, you may set us up as a bill pay using the above information. Your address may be your account number. Please be sure that your property address is included with any form of payment. **Statements will only be emailed if account is delinquent.**

Coupons are mailed out in December of each year; if you did not receive or moved in after November 2020, please download the coupons from the Association's website, <https://www.lostcreekfarmhoa.com>.

Online Payments: Please consider activating HOA account access on the Online Portal. You can make payments online by check (no fee) or credit/debit card (small convenience fee charged by AppFolio) and set up automatic/recurring payments. Once we have your email address and trigger the portal link, you'll receive an email with instructions on activation via <https://teleosllc.appfolio.com/connect>.

The Management Company by State law (CCIOA) is required to provide the HOA with the following Association Disclosure of Information which will be available on the website within 90 days after the end of the fiscal year: A list of association insurance policies, association By-Laws, Articles, Rules and Regulation, Minutes of executive board and member meetings for the previous fiscal year, and Association-adopted responsible governance policies. You may also visit the website (www.lostcreekfarmhoa.com) for other important HOA information including upcoming meetings, meeting minutes and more.

If you have any further questions or concerns, don't hesitate to contact our office through email or by phone.

Dan Abila, Community Association Manager

Phone: (303) 829-9346

Email: Dan@teleos-services.com

Billing Assistance – Kelly Connolly

Phone: (720) 428-0342

Email: Kelly@teleos-servies.com

We look forward to another great year of servicing your HOA needs and concerns!

Regards,

Teleos Management Group
Angela Elliott, Owner/Founder

TELEOS MANAGEMENT GROUP
6833 S. Dayton St. #163, Greenwood Village, CO 80112