

The Homeowners Association at Aspen Glen, Inc.

Master and Sub-Association Assessments and Fees

Information regarding Association Fees, Aspen Glen Club Transfer Fees, Property Taxes, and Tap Fees, as of January 2025.

I. Master Homeowners Association at Aspen Glen (all Property Owners in Aspen Glen).

A) Master Association

Annual Assessment: \$2,920.00 (2025) billed and due in January

Status Letter and Record Change Fee \$250.00 per deed transferred

Provides for:

- ❖ Front and back gate controlled-access (costs shared with Golf Club)
- ❖ Maintenance and snowplowing of Association's private roads
- ❖ Irrigation ditch maintenance
- ❖ Landscaping and landscape maintenance at the front and back entrances and all common areas
- ❖ Administration of the Association

B) The Fairways, Sundance, and Saddleback Ridge Special Annual Assessment (irrigation systems operating cost recovery).

- ❖ Existing homes (operation and replacement reserve) **\$ 575.00 (completed home)**
- ❖ Non-irrigated lots (replacement reserve) **\$ 60.00 (all homes and lots)**

C) Design and construction fees- see the *Design Review* tab www.aspenglenhoa.com

II. Sub-Associations at Aspen Glen

Exterior maintenance fees are for these specific neighborhoods only. The following association fees are in addition to the Master Association fee, above.)

Peaks Townhouse Association:

Association fees: \$2,200.00 payable quarterly

Provides for:

- ❖ Landscape maintenance
- ❖ Winter landscape/tree Fencing
- ❖ Limited Hazard and Liability Insurance
- ❖ Snow removal of driveway and walkways (3" or greater)
- ❖ Accounting and legal fees
- ❖ Exterior building maintenance and painting
- ❖ Electricity for the landscape lights and irrigation pumps

Eagles Nest Cottages:

Association fees: \$6,209.00 Annually (2024 – 2025 info not available at time of document)

Provides for:

- ❖ Landscape Maintenance/winter tree fencing
- ❖ Irrigation
- ❖ Snow removal
- ❖ Electricity for Outside Lights and Irrigation Pump
- ❖ Trash
- ❖ Common Garage area
- ❖ Outside Insurance

Club Lodge

Association fees: \$3,125.00 per Quarter (2025)

Provides for:

- ❖ Water
- ❖ Trash removal
- ❖ Snow Removal
- ❖ Landscaping maintenance
- ❖ Administrative / management
- ❖ Insurance
- ❖ Exterior maintenance

Club House Cottages

Association fees: \$1,040.00 per Quarter (2025)

Provides for:

- ❖ Administration/Management Fees
- ❖ Winter Landscape Protection Fencing
- ❖ Common Area Maintenance
- ❖ Common Area Insurance
- ❖ Landscaping/irrigation maintenance
- ❖ Pest control
- ❖ Snow removal
- ❖ Tree and lawn care

Contact: Mary Jo Murphy maryjomurphy7@gmail.com

III. Club Memberships

The Aspen Glen Club welcomes all homeowners, and club memberships are offered for all property owners within the gates. The membership value, transfer fee, or reattachment fee will vary, depending on the membership being attached or not attached to the property. The fee structure also changes based on Full Golf Memberships or Social Memberships. Please contact Mike Fleig, General Manager 970-704-1905

mike.fleig@clubcorp.com

IV. Property Taxes

- ❖ Approximately, $\frac{3}{4}$ of 1% of Market Value on finished homes
- ❖ Approximately, 2% of Market Value on home sites

V. Tap Fees

- ❖ One-time fee paid when a building permit is received
- ❖ Currently \$10,200 for combined water and sanitation tap fees.

VI. Service Providers

- ❖ Water and Sewer: Roaring Fork Water and Sanitation District: 945-2144
- ❖ Electric: Holy Cross Energy: 945-5491 or Xcel Energy: 800-481-4700 (Depending on property location within Aspen Glen)
- ❖ Black Hill Energy- Natural Gas Provider 800-890-5554
- ❖ Phone/TV/Internet: Century Link 877-593-0608, Comcast: 800-266-2278, Direct TV 877-423-3403
- ❖ Wireless Internet: See local listings
- ❖ Trash: See local listings

NOTE: *This information and applicable fees are subject to change without notice.*