

Home Owners Association (HOA)



La Plata's vision for an HOA, like our vision for the master-planned communities we develop, is to create and preserve long-term value for the homeowners and their property in the community where the HOA functions. We want to ensure that the investment made by homeowners will continue to grow well into the future.

La Plata and the HOA accomplish this in three ways: (1) by building and maintaining common areas and community facilities; (2) by formulating and implementing protective covenants, which establish standards for design, construction, upkeep, and use of property in the community; and (3) by establishing community activities, programs, and events that serve the needs and preferences of the residents.

The primary activities of an HOA include: maintenance of parks, trails and common area sidewalks, professional HOA management and covenant enforcement, Community Center management, review and approval of modifications to architectural and landscape elements, and sponsoring of community events.

The challenge of an HOA is to achieve the goal of long-term value preservation by providing quality common areas at a reasonable cost, while avoiding the imposition of unreasonable restrictions and overzealous enforcement.

La Plata accomplishes this by engaging homeowners in the HOA early and also by remaining actively involved for years. This allows us to hand off a well-functioning association to homeowners who will carry on responsibility for the future quality of the community.





Current HOA dues are \$110 monthly and provide the services listed above as well as membership to the Community Center and weekly trash and recycling service.

The HOA necessitates a Working Capital Assessment, which provides working capital for the HOA. This Assessment is paid once by the original homebuyer and is 25% of the current year's HOA dues. For 2017, the assessment is \$330.

To provide for HOA programs and activities, a Community Enhancement Fee of .25% of the resale price is due at closing, paid by the seller, and collected upon each resale. For example, a home that resells for \$400,000 would contribute \$1,000 to that fund.

ABOUT CORDERA

Location	Briargate – Northeast Colorado Springs
Total Acres	625
Total Single Family Homes	1,500 estimated
Developer	La Plata Communities, Inc.
Home Builders	Keller Homes, Campbell Homes, Vantage Homes, Symphony Homes, Saddletree Homes, CreekStone Homes
School District	Academy School District 20, Chinook Trail Elementary within community

PROPERTY TAX EXAMPLE

Approx. \$450,000 (sale price) home in Cordera

EL PASO COUNTY	.007589	\$251.80
EPC ROAD & BRIDGE SHARE	.000165	\$5.47
CITY OF COLORADO SPRINGS	004279	\$141.98
EPC-COLORADO SPGS ROAD & BRIDGE SHARE	.000165	\$5.47
ACADEMY SCHOOL NO. 20	.060216	1,997.97
PIKES PEAK LIBRARY	.003957	\$131.29
SOUTHEASTERN COLO. WTR. CONSERVANCY	.000940	\$31.19
CITY OF CS BRIARGATE GEN. IMP. DIST.	.012000	\$398.16
BLACK FOREST FIRE DIST. (OPS)	.000963	\$31.95
ANNUAL TOTAL	.090274	\$2,995.28

Source: www.land.elpasoco.com