

## CORDERA COMMUNITY ASSOCIATION

### Frequently Asked Questions

**1. What is the Community Association?** As a new resident of Cordera, you are now a member of a homeowner's association, the Cordera Community Association (CCA). Per the Declaration of Covenants, Conditions and Restrictions for Cordera (CC&Rs), the CCA provides for a flexible system of standards and procedures for the development, expansion, administration, maintenance and preservation of this planned community. Within its structure, the CCA is responsible for the ownership, maintenance and operation of the common areas. This includes, but is not limited to, the financial management of the community including obtaining insurance coverage on the common areas, the maintenance of the common areas, the maintenance and management of the community center, the monitoring of the property for covenant compliance, the long-range planning for the future replacement of capital assets and the management services for the daily operations of the community including the collection of assessments.

**2. How can I contact the CCA for questions?** The community management company for the CCA is MSI. All questions and concerns regarding the CCA or your service area should be directed to the MSI office at 719.260-4546 or via their website at [www.msihoa.com](http://www.msihoa.com), or you may contact the community manager, Ryan Floyd at [rfloyd@msihoa.com](mailto:rfloyd@msihoa.com)

**3. Will I receive any information on the CCA after I close on my home?** Yes. As soon as MSI receives the closing documents from your title company (about 30 days), MSI will process a welcome packet for you which will include the following: a form for the establishment of electronic funds transfer for payment of your assessment, should you be interested; home and yard improvement information; if applicable, information on your specific service area; a copy of the budget and established rules and regulations; and any current communications that have been provided to owners.

**4. Are fees charged to the homeowner for services provided by the CCA? How much are the CCA fees?** Yes. Each and every owner within Cordera pays a base assessment rate. This fee covers all costs incurred for all owners in the community such as maintenance, utilities, and snow removal for the common areas, fees for the operation and maintenance of the community center, insurance on the common areas, trash removal and recycling costs for all residents, as well as costs incurred for the management of the community. In addition, depending on where you live, you may also pay an additional fee for services provided to a particular area, known as a "service area."

For 2023, the assessment for the community is \$110.00 per month, which includes maintenance and utility costs for the common property, snow removal at the Community Center and common area walkways, trash service provided every Monday and recycling provided every other Monday, insurance on the common area, funding for the future replacement of the CCA's capital assets, as well as the management of the CCA and operation and maintenance of the Cordera Community Center. Service area assessments are in addition to the community assessment.

**5. When are the CCA fees due?** Payment of the assessment is due on the first day of each month and is considered late if not received and posted to your account by the 15th of each month. The first time you are late on a payment the management company will send a courtesy letter reminding you about the missed payment. A \$25.00 late fee as well as an 8% per annum interest charge that will be added to

your account for each month after the first month that the account is not current. If for some reason you do miss a payment, the management company will notify you that payment was not received.

**6. How can payments to the CCA be made?** Payment can be made either by check or arrangements can be made to have the payment made by electronic funds transfer. You can sign up for electronic payments on the CCA page at [www.msihoa.com](http://www.msihoa.com). Payment books may be requested and purchased by the homeowner, but will no longer be provided by the HOA.

**7. Is trash and recycling service included in the monthly assessment?** Yes, trash service is provided weekly and recycling is provided every other week. Your weekly trash service is covered under the base assessments. Contact the management company at 719.260.4546 to establish trash service to your home. Currently, the trash service day is every Monday. Two 96-gallon totes will be delivered to your home on the next available delivery date after MSI has been notified to set up service.

Please assist the drivers in breaking down the boxes placed in your recycling toter. If you have additional items or larger bulk items such as furniture, appliances, grills, etc., you will need to contact the trash service provider, Waste Management to arrange for pickup and payment as such items are not covered under the CCA's trash/recycling removal contract (this includes Christmas trees and extra boxes at move-in).

**8. When do Board of Director Meetings currently take place?** Board of Director meetings are currently held once a quarter. Meetings take place at the Community Center and residents are welcome to attend. It is recommended that you contact MSI for meeting dates and times or if you have any questions related to the HOA.

**9. When is the Annual Meeting of the CCA held?** Your annual meeting is typically held the second Tuesday in November. Please contact MSI at 719.260.4546 to confirm meeting date. All owners in the community will receive notification of the meeting.

**10. Who should I contact regarding concerns about common area landscaping or common area irrigation leaks?** Please contact MSI directly at 719.260.4546 and they will be happy to assist you.

**11. Does my landscaping have to be approved prior to installation?** Yes. One of the functions of the Declarant (the developer) is the establishment of a Design Review Board (DRB). The DRB is responsible for the review of all initial submittals of your landscaping plans up until final approval of the initial landscaping installation. You can contact the DRB at 719.867.2260 or at [drb@laplatallc.com](mailto:drb@laplatallc.com) for additional information concerning your initial landscaping submittals, approval, and installation.

**12. If I want to add trees, a deck, a hot tub, etc., does my improvement have to be approved by the CCA?** Yes. After the DRB has approved your initial landscape installation, the Modifications Committee (MC) is responsible for the review of all submittals for modifications to existing homes and lots. All exterior improvements or modifications to your lot or your home require review and approval by either the DRB or the MC in accordance with the Cordera Home Improvement Guidelines. Reasonable fees may be established for the review of these submittals. This includes but is not limited to: play structures, storm doors, trampolines, window well covers, radon mitigation systems, pergolas sheds, etc. Refer to the Cordera Guidelines for more information.

**13. Can I install a satellite dish?** In accordance with the Telecommunications Act of 1996, satellite dishes measuring one (1) meter in diameter or less may be installed such that acceptable signal reception will not be impaired. Homeowners should attempt to locate the satellite dish at the lowest possible level, screened from public view and placed in the rear or side of the residence. No equipment shall be attached to any yard, wall or fence. Prior approval by the DRB or MC is not needed.

**14. How will I find out about what is going on within the community?** Good communication between the Board of Directors, MSI and, of course, all Cordera homeowners leads to building an outstanding community. Quarterly newsletters will be distributed to update all homeowners on events and issues within the community. In addition, owners should register on the Cordera Community Website as soon as possible to receive email messages and to have access to the articles, updates and the Community Calendar. The CCA website is [www.corderahoa.org](http://www.corderahoa.org). Plus, the Community Center will post flyers in the café area with information on upcoming events and programs.

**15. How many homes will be located in Cordera?** The maximum number of units that can be created in the community is 2,500. The number currently planned upon completion is approximately 1,675. There is a wide variety of housing options within the Cordera Community.

**16. What city is Cordera located in?** Cordera is within the city limits of Colorado Springs. For more information regarding services offered through the City, please refer to their website at [www.springsgov.com](http://www.springsgov.com)

**17. What schools will my children attend?** Cordera is located within the highly respected Academy School District 20. ASD20 has two neighborhood schools in Cordera, Chinook Trail Elementary, and Chinook Trail Middle School. Many Cordera students attend Pine Creek High School, although the district does offer a choice program, which gives parents an opportunity to choose a different school within the district for their children. It is recommended that you contact the Academy School District 20 administration office for details on district schools, policies, programs etc. Please contact (719)-234-1200 or visit <http://www.asd20.org>

**18. Who should I contact regarding issues or concerns I have related to the CCA, the Builder or the Developer?** All calls should be directed to MSI and they will be happy to help you. Ryan Floyd is the community manager for the Cordera Community Association. He can be reached at 719.260.4546 or [rfloyd@msiho.com](mailto:rfloyd@msiho.com).