

# Lagoon TownHomes Condominium Association

## 2011 Welcome Package



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# Welcome & Introduction

Welcome to Summit County and our Lagoon Town Home Condominium Association. We hope that you will enjoy the Lagoon community as much as we all do.

This package of information will help orient you to the Lagoon property, the various types/groups of Units at Lagoon, and the various amenities and features that are here for your enjoyment.

This Package of Information:

- Provides the information that you need to understand how Lagoon is operated and maintained.
- Provides important instructions on how to:
  - o Access the amenities facilities using our electronic Keycards and/or Fobs
  - o Properly park your vehicles so your vehicle does not get fined or towed
  - o Abide by other Lagoon rules and regulations, including household pets.
  - o Contact the Lagoon Board or attend its monthly Board meetings

This Package of Information also:

- Provides you emergency contact information
- Provides you other key local telephone numbers, including the names and numbers of local contractors you may choose to use for everything from key duplication to unit remodeling
- Provides you information on how to review important Lagoon legal, Financial, and Insurance information via the Lagoon website at: [www.lagoontownhomes.org](http://www.lagoontownhomes.org) .

You should voluntarily review the Notices on this site to ensure you stay fully informed. The Primary Responsibility for Communications rests with the Unit Owners.

- The website provides detailed information, including:
  - o Financial data, including budgets and assessments
  - o Legal information, including Covenants,
  - o Colorado's Owners Protection Law
  - o Board Minutes,
  - o Insurance information, and
  - o Lagoon Rules & Regulations

For fast information and input to the Board, you should also consider joining the Lagoon Yahoo Group (LagoonOwnersGroup). You can contact the HOA office to get the required Yahoo invitation (970-668-5465, [Lagoon700@AOL.com](mailto:Lagoon700@AOL.com)).

Please remember, you are now part of a community (both socially and legally). Please abide by the HOA Rules and respect the rights of your neighbors to enjoy their Units.

# Board of Directors & Lagoon Operations

The Lagoon Board is composed of up to 6 Directors which are elected by the unit owners for either 2 and 3 year tenures,. The current Board, including the Officer designations, is as following :

Bill Tolbert, Vice President (Term expires June 2013)  
[BTolbert@LagoonTownhomes.org](mailto:BTolbert@LagoonTownhomes.org)

Bob See, Vice President (Term expires June 2011)  
[BSee@LagoonTownhomes.org](mailto:BSee@LagoonTownhomes.org)

Sue Gunn, Director (Term expires June 2013)  
[SGunn@LagoonTownhomes.org](mailto:SGunn@LagoonTownhomes.org)

Michele Regis, Director (Term expires June 2012)  
[MRegis@LagoonTownhomes.org](mailto:MRegis@LagoonTownhomes.org) \*also serves as the Owner Point of Contact with the Board, if Board involvement or follow-up is needed.

Jim White, Director (Term expires June 2012)  
[JWhite@LagoonTownhomes.org](mailto:JWhite@LagoonTownhomes.org)

Note: The HOA Office Manager, Melissa Henslee, is acting as the Board secretary

Board Meetings are routinely held on the 2<sup>st</sup> Friday or Saturday of every month in the Lagoon Board Room in the Amenities complex. Check the bulletin board by the Pool for the exact times. These are open meetings and Owners are encouraged to attend and contribute to the operation of the Association. Notices of meetings are posted on the Lagoon website and on the glass display case just outside of the swimming pool entrance.

The Lagoon Board functions on a day-to-day basis through Executive Committees of the Board. The various Committees and their Chairman are as follows:

Operations and Maintenance Committee, and ARC – Bill Tolbert  
Financial Committee – Sue Gun (w/Reconciliations/Keith Crichton, CPA)  
Landscape Committee – David & Jean Seitz

The Lagoon Board oversees an in-house Operations and Maintenance Staff which is lead by our Manager, Travis Henslee. Lagoon maintenance staff can be reached through the Lagoon office during normal hours (970-668-5465) or on the Lagoon after-hours/emergency answering service at 970-248-0470.

The Lagoon Office is staffed on a full-time basis. If the Office Manager is on break or making rounds, the line should be answered by the HOA back-up call center.

**If you have an emergency, call the Office first, then the HOA 24/7 Answering Service at 970-248-0470 if you do not get a live response at the Office, 970-668-5465.**

More details are available on the website: at: <http://www.LagoonTownhomes.org>

# The Lagoon Complex

The Lagoon Complex is currently composed of 172 units built in phases over a 20+ year period. The complex also includes various amenity buildings and facilities. Three additional units are planned to be built soon between buildings 741 and 737 (completion date is unknown).

- A. The Units are divided into 4 groups (departments) based on their characteristics and the way in which their utilities are aggregated. Some units have central heating systems and have their heating costs rolled into their dues. Other units pay their own utilities. A breakdown of the four categories and what their individual dues cover is provided at Attachment A. A copy of the current annual budget can be found at Attachment G.
- B. Amenities (see photos at Attachment B include:
  - o A large heated Indoor Pool, with shower facilities and two hot tubs
  - o A Game Room that includes a wide-screen TV, a kitchen and dining area
  - o A Board Meeting Room and HOA Office (requires special key access)
  - o An Indoor Exercise Room (located in the Amenities building) (6am-9pm)
  - o A Wireless Internet Zone at the Game Room (open high-speed broadband access within the building).
  - o An Outdoor Tennis Court
  - o A private Fishing Lagoon (stocked twice annually)
- C. A map of the Lagoon Complex is provided at Attachment C. This map shows the individual Unit numbers and the location of the amenities buildings and facilities.. An aerial view of the Lagoon Complex is provided at Attachment D. This shows the complex in relation to Summit Middle School, the Denver Water Board land between the HOA and Lake Dillon, and other adjoining roads and developments.
- D. Lagoon is operated and maintained by the volunteer Board and a dedicated maintenance staff which is lead by our Acting Maintenance Manager, Travis Henslee. This “self-managed O&M” approach has proven to provide our homeowners a finer complex with better responsiveness at a lower annual cost than a contracted operation would. The Lagoon Office or after-hours call service should be your primary point of contact for any operational or maintenance issues, including emergency response for frozen pipes, wind damage, electrical problems, etc. Please see the contact information in our “Important Information” section for Emergency contact numbers. Please also be aware that during potential freezing weather and under some other conditions, the HOA governing documents provide the Board and the Staff the right to enter Units for necessary inspections with Owner consent being deemed to have been already formally given.
- E. Lagoon has hired Summit Bookkeeping and Payroll Inc., to provide all bookkeeping and accounting services to the Association and the Owners.

The “Employer of Record” for the Lagoon maintenance staff is a professional employer organization (PEO) AdvantEdge Business Group of Denver.

# Security Systems

In 2004, special security systems were installed at Lagoon to help increase on-site security and to decrease vandalism of our buildings and facilities.

All Units Except those in Building 749 (tall building) are accessed by individual conventional keys that are keyed to special master codes used by Lagoon. Individual unit owners cannot re-key their units unless the new keys are compatible with the Lagoon master key system.

Building 749 occupants are issued electronic keys (in the shape of a key fob) to allow them access to Building 749 (front doors or the garage). Additional or replacement fob keys can be obtained through the Lagoon Office for a fee of \$xx/each. The individual Units in Building 749 are accessed by individual conventional keys that are keyed to special master codes used by Lagoon. Individual Unit owners cannot re-key their Units unless the new keys are compatible with the Lagoon master key system.

The Pool area is accessible between the hours of **9:00 AM and 9:00 PM**, seven days a week. The Exercise Room is available from 6am-10pm, seven days a week. Access is via an electronic keycard/fob system. Each Lagoon Unit is issued two keycards or fobs that are coded to access the pool and game areas. Each card is uniquely tied to a specific Unit. If a card is lost, it can be replaced by the Lagoon Office for a replacement fee of \$50/each. **No Unit will have more than two active amenities cards at any time.**

In order to reduce vandalism and to insure that those defacing our facilities or trespassing on Lagoon amenities are identified and properly prosecuted, wireless security camera's have been positioned in various locations such as the pool building, the staff equipment areas and parking areas. The video inputs are recorded on a 24 hour basis and can be electronically recalled.

When using Lagoon Amenities, please help us ensure that unauthorized people do not use these facilities. Do not allow individuals without the proper electronic keycards to enter our amenities buildings (i.e. don't open the door for them without identification).

**If you view any vandalism, or if you see an after hours disturbance, or you believe that a security hazard exists, immediately call the Frisco Police Department at: 970-668-3579. and then notify the Lagoon after-hours Staff at 970-248-0470.**

**Each Keycard** (a credit card sized white card) has a chip embedded in it that is read by the small scanning window on the door lock stations. DO NOT use the tip or end of the Cards as the chip will not read. DO USE the center of the Card against the scan window. If the card does not open the door you can flip the card over and try the other side. If the card does not operate the lock, it could be because you are outside the normal operating hours.

**Each Key Ring Fob** (a grey plastic piece the size of a small peanut) has a chip embedded in the tip that can be read by the small scanning window on the door lock stations.. Touch the tip to the scanning window for a few seconds. If the lock does not operate, move the tip around the window. If the card does not operate the lock, it could be because you are outside the normal operating hours.

**Building 749 door keys/fobs will work 24/7 to enter Bldg 749. However, please remember that there are only two Keycards/Fobs per any Lagoon unit that will operate the Amenities Building locks! All 749 keys are not Amenities keys!**

# Lagoon Rules

Revised November, 2004

The Lagoon Unit Owners expect to enjoy their home and their investment. In order to ensure their enjoyment, Lagoon functions under a set of clear and regularly enforced Rules. Violations of the rules are documented, and enforced with fines where needed.

## KEY POLICY

A. No owner shall install or alter any lock and/or deadbolt on any door leading into any unit or hallway. If this occurs, a violation can exist and fines may be assessed.

B. All locks and/or deadbolts must be keyed to the master key. Master keys will be only for the use by Lagoon Operations Manager personnel in the performance of their duties. The master keys will not be provided to or used by anyone else. Master keys will be maintained in a separate and secured with access and use strictly controlled. Lock boxes are prohibited from all common doors.

## GROUNDS and EXTERIOR AREAS

A. No motorized vehicle shall be driven on any landscaped area, including all grassy areas, except by Lagoon Management Staff.

B. No exterior television or radio antenna or satellite dish shall be placed, erected, constructed or maintained within the Lagoon complex property without the prior written approval of the Board.

C. No enclosure, structure, outbuilding or facility of any kind, including, but not limited to, fences, barriers, animal pens, posts, poles, clotheslines, mailboxes, ditches, trenches, driveways, stairs, playhouses and sheds, shall be placed, erected, constructed or maintained by any unit owner or occupant within the Lagoon complex.

D. No sign, billboard, poster board or advertising structure of any kind, including political signs, signs for the sale, rental or leasing of any unit, shall be placed, erected, displayed or maintained anywhere within the Lagoon complex, including on the balconies, porches, decks, windows and exterior walls of individual units.

E. Decks: Unit Owners are permitted to place on their decks: **Gas Grills** [Not charcoal or wood fired grills], **Deck Furniture** [e.g., patio chairs, patio recliners, small tables], **Plants/Flowers** contained in "flower boxes", flower/plants "pots", **Firewood** [1/2 cord stacked not higher than the deck railing], **Bird Feeders**, **Flags**, and with approval of the Board, reasonably sized "**Deck Art**". **Satellite Dishes** ["Over the Air Reception Devices"] are permitted on decks as long as such device is attached to the deck surface [but not the railing, pickets, and the outside walls of the Unit Building which are common property]. Any Owner or Owner Guest planning to install a Satellite Dish must seek review of plan by the Board in order to ensure that the installation satisfies the Association's Rules and Regulations. The placement/storing of any other items, materials [e.g. boxes], and equipment [e.g. charcoal stoves] without the written approval of the Board is strictly prohibited. The placement over railings of towels and laundry is also strictly prohibited. Unit Owners may temporarily place/hang carpets and camping equipment [e.g. tents, sleeping bags] for cleaning, but the time period is not to exceed one [1] hour. Unit Owners engaged in remodeling of their Units may place/store construction equipment and materials on their decks with the approval of the Board. The placement, storage or use of charcoal or wood-fired grills on decks is strictly prohibited.

F. Common sidewalks, driveways, entrances, halls, stairways and passageways shall not be constructed or used by any unit owner for any other purpose than ingress to and egress from units. No common doors are to be blocked open by any means at any time.

G. No personal items are to be stored on any common property or in common buildings. The Association assumes no liability for, nor shall it be liable for, any loss or damage to articles stored or left in any area of the Lagoon complex.

H. All picnic areas used by unit owners, guest or renters must be cleaned up after each use.

I. No exterior alterations will be deemed acceptable without prior written approval of the Board of Directors.

J. Storm doors must be of a full lite or full view design, i.e. all plain glass except for a minimal frame around the door. The color shall match (as closely as possible) the color of the existing door and building trim. If a security door is utilized, the most simple, least intricate grill shall be selected.

### **GARBAGE:**

Disposition of garbage and trash shall be in the trash dumpsters located throughout the Lagoon complex. The area around the dumpsters shall be kept clean of garbage and trash. All garbage and trash shall be placed inside the dumpsters. No garbage or trash shall be stored on or in any of the common areas including exterior grounds, patios, decks, hallways, garages or around buildings. All garbage and trash shall be stored in a manner that will not create an odor, health hazard or pest and rodent nuisance. The disposal of hazardous or toxic materials must be disposed of by the unit occupants immediately in accordance with county and state laws.

### **PARKING (See vehicle registration form at Attachment E)**

A. **All Motor Vehicles owned or operated by a Unit Owner must be registered with the Association.** The records will be maintained in the Lagoon Staff Office.

B. Parking permits in the form of Decals will be issued to a Unit Owner for any passenger vehicle that is registered to the Unit Owner or his long-term lessee. Decals are to be displayed on the lower left hand corner of the rear window [i.e. on the driver's side] of the Motor Vehicle.

C. One Overnight, Temporary, Lagoon Parking Permit in the form of Lagoon Hanging Tag is available for issue to each Unit Owner upon request. The tag is to be hung from the rear view mirror when the vehicle is parked in any outside space. Additional Hanging Tags will only be issued in special circumstances, such as handicapped equipped vehicles.

D. Short term, temporary outside parking by Unit Owners or their Guests is permitted without a permit until 10:00 P.M.

E. **Between the hours of 10:00 P.M. and 8:00 A.M., only vehicles displaying a decal permit or the hanging tag will be permitted to park in any designated parking space outside a unit.**

F. Parking on the property is limited by the Rules of the Association, the zoning regulations of the City of Frisco, and Lagoon snow removal operational requirements.

G. Registered Motor Vehicles are permitted to be parked temporarily overnight in Designated Parking Areas [surfaced areas] only. Such Motor Vehicles must clearly display either a registration decal or a Lagoon hanging tag.

H. Parking in front of an individual unit garage door is allowed only if such vehicle does not block a traffic lane or access to another unit and displays a Lagoon parking decal or hanging tag. During the snow season months [Oct - Apr], any such vehicle parked in front of an individual unit shall be moved by 8:00 A.M.

I. For Units where there are posted "No Parking, Tow Away" signs, parking in the driveway in front of the Unit's garage door is prohibited.

J. Any Motor Vehicle parked in violation of this Paragraph IV and these revised parking rules shall be subject to immediate towing at the Owner's expense and/or a fine.

K. **The parking of any Recreational Vehicle ["RV"], Motor Home, Vehicles with tandem axles, Trailers of all types, Boats, Snowmobiles, All Terrain Vehicles ["ATV's"], Commercial Vehicle or Bus, or any other type of Equipment, is prohibited unless a special parking permit is first obtained from the Lagoon Staff.**

L. Over-night, Temporary Parking Tags for such Vehicles or Equipment may, at the discretion of the Lagoon Staff, be obtained from the Lagoon Staff Office upon payment of an administrative fee. Any such temporary parking shall in no case exceed 24 hours.

M. Mechanical Work of any kind [including, but not limited to, changing oil, oil filters, transmission fluids; lubricating Vehicles; making mechanical repairs] is prohibited outside of an Owners Unit except in emergency situations approved by the Lagoon Staff.

N. The parking outside of any vehicle that is leaking any engine fluids or hazardous material is prohibited.

O. The following are violations:

1. Parking in areas posted NO PARKING or TOW AWAY ZONES.
2. Parking in the immediate area of a Fire Hydrant or Fire Lane.
3. Parking vehicles with missing or expired motor vehicle licenses or registrations.
4. Parking in any manner that obstructs the flow of traffic, snow removal operations or trash collection.
5. Parking in such a manner to obstruct access to another Unit Owner's garage or parking space.
6. Parking on any unsurfaced or landscaped areas of the Property.
7. Parking any vehicle on Lagoon property between the hours of 10:00 P.M and 8:00 A.M. without displaying the Lagoon parking decal or hanging tag.

P. Any violation of paragraph O shall subject the Owner to immediate towing and/or a fine. Any towing will be at Unit Owner's or Motor Vehicle Owner's expense.

Q. Long-Term Parking and /or Abandoned Motor Vehicles - Owners planning to park their vehicles for extended periods must use their garages to do so. Any Motor Vehicle that is parked in a Designated Parking Area for more than forty-eight [48] hours will be ticketed/fined. If the Motor Vehicle is not moved within the additional 48 hours after being ticketed/fined, such Motor Vehicle shall be presumed abandoned and the Unit Owner shall be fined and the Motor Vehicle will be towed at Owner's expense. Vehicles displaying a Lagoon parking decal or hanging tag WILL NOT be excluded from this rule regarding long-term parking and abandonment.

R. Contractors performing construction and remodeling services for Unit Owners are permitted to park their Motor Vehicles during normal working hours as long as they do not block driveways or traffic lanes, or impede snow removal operations.

### **PET CONTROL (see pet registration from at Attachment F)**

A. **Only Lagoon Unit Owners are permitted to harbor pets in or on Association property. (Leases and rental agreements must preclude the harboring of any pets)**

B. All pets that are on common property at any time must be registered with the management office. No more than two (2) pets per unit are allowed.

C. Only domestic dogs, cats and birds will be allowed as pets and no animal in excess of sixty (60) pounds is allowed.

D. Only pets which are considered to be controllable and present no danger to other unit owners and guests will be allowed on the Lagoon complex property.

E. **Pets must be on a leash when on common elements in the Lagoon complex.**

F. No pet may be staked or tied outside of buildings.

G. Pets may not be permanently housed on balconies or left unattended for extended periods of time that allows the animal to create a noise or defecation nuisance to neighbors.

H. All owners are personally liable to the Association for damage to common elements caused by pet(s) kept in their units.

I. Pets are not allowed in the Clubhouse, pool area, tennis courts or common area surrounding them.

J. **Owners will immediately clean up and dispose of the pet's feces.**

K. Pets reported and determined to be a nuisance or dangerous to other residents will be reported to the town or county authorities.

### **CLUB FACILITY POLICIES**

Generally, all guests using the amenities must be accompanied by someone occupying a Lagoon unit.

A. All owners are entitled to use the club facilities including pool, racquetball and tennis courts during scheduled hours of operation.

B. Owners may schedule private parties with the Lagoon Operations Manager, (970) 668-5465. A seventy-five (75) dollar cleaning deposit is required when the key is picked up. Deposit will be returned if the club facilities are clean upon inspection after use.

C. The Pool area is open 9:00 A. M. to 9:00 P. M. every day. The Exercise room hours are 6am-10pm, seven days a week.

D. Tennis Courts:

1) All unit owners, guests and renters may use the tennis courts on a first come basis.

E. Exercise Room

1) All unit owners, guests and renters may use the exercise room only after they have completed a written release of liability form in the HOA office

2) No one under the age of fourteen (14) may use the exercise room unless accompanied by an adult eighteen (18) years of age or older.

3) Anyone using the exercise room will respect and follow the hours and rules posted for the equipment.

F. Swimming Pool Area and Clubhouse

1) Swimmers must shower before entering pool or hot tub.

2) Children under fourteen (14) years of age must be accompanied by an adult eighteen (18) years of age or older in the pool or hot tub. Otherwise, they will not be allowed use.

3) No alcoholic beverages, food or other drinks are allowed in the pool area.

4) Throwing of objects in the pool area is not permitted.

5) Swimsuits only-no cut-offs or T-shirts- are allowed in the pool.

6) No smoking allowed in the pool area or in the Clubhouse.

7) No excessive noise or disruptive behavior allowed.

8) No glass objects of any kind allowed in the pool area.

9) The Association assumes no liability of any kind for accidents which occur in the pool area.

10) Swimming pool rules and regulations must be followed by everyone and will be strictly enforced.

G. Management and the Board reserve the right to deny use of the various amenity facilities to anyone not complying with the rules.

**THE LAGOON:** Any guest fishing in the lagoon must be accompanied by someone occupying a Lagoon unit.

A. **Only owners and their guests or tenants may fish in the Lagoon.**

B. **The number of fish is limited to two (2) per unit per day or four (4) per week.** A catch and release policy is requested by the Association to preserve this benefit.

C. No swimming, wading or boats of any kind shall be allowed in the Lagoon.

**NOISE** (Reference Declarations Paragraph 29.c)

Owners and occupants shall exercise reasonable care to avoid making or permitting to be made loud or disturbing or objectionable noises. The use or playing of musical instruments, radios, phonographs, televisions sets, amplifiers and any other instrument or device in such manner as may disturb or tend to disturb owners, tenants or occupants of other units **shall be restricted between the hours of 10:00 p.m. and 7:00 a.m.** Common sense and courtesy dictate this restriction. Nonresident owners will be notified if occupants of their units are in violation of this policy and these owners will be responsible to assure compliance of their guests. Unit Owners that are disturbed by violators of this section are encouraged to phone the Frisco Police directly at: 970-668-3579 to seek assistance and enforcement.

**MISC**

Each owner is responsible to ensure that all family members, guests, renters, tenants, rental agencies and cleaning/repair personnel are aware of all rules and regulations of Lagoon Townhome Association, Inc.

Owners may not impede in any way the work of the Lagoon Operations Staff as assigned by the Board. According to the By Laws, paragraph 4.04 (f) the Board will enforce these rules and regulations with such action as is deemed appropriate, including the following fine schedule approved by the Board April 19, 1997:

**PENALTY FOR VIOLATION** (Guidelines; fines escalate per event):

First Offense:	Written Warning
Second Offense:	\$25 assessment against condominium unit owner
Third Offense:	\$100 assessment against condominium unit owner
Fourth Offense:	\$150 assessment against condominium unit owner
Fifth+ Offense:	\$200 assessment against condominium unit owner

The Board has the discretion to make any of the assessments a daily assessment if the circumstances warrant.

Any member against whom a penalty is assessed will have the right of due Process and may request a hearing at a regularly scheduled Board Meeting by writing the Board and scheduling time on the agenda of the next meeting. After any such meeting, the Board's decision shall be final and any penalties or fines shall be immediately due and payable.

# Flood Insurance

A small portion of the west side of the Lagoon complex is within an area designated as a “Floodplain” by FEMA and the Town of Frisco. The floodplain designation is “AE”.

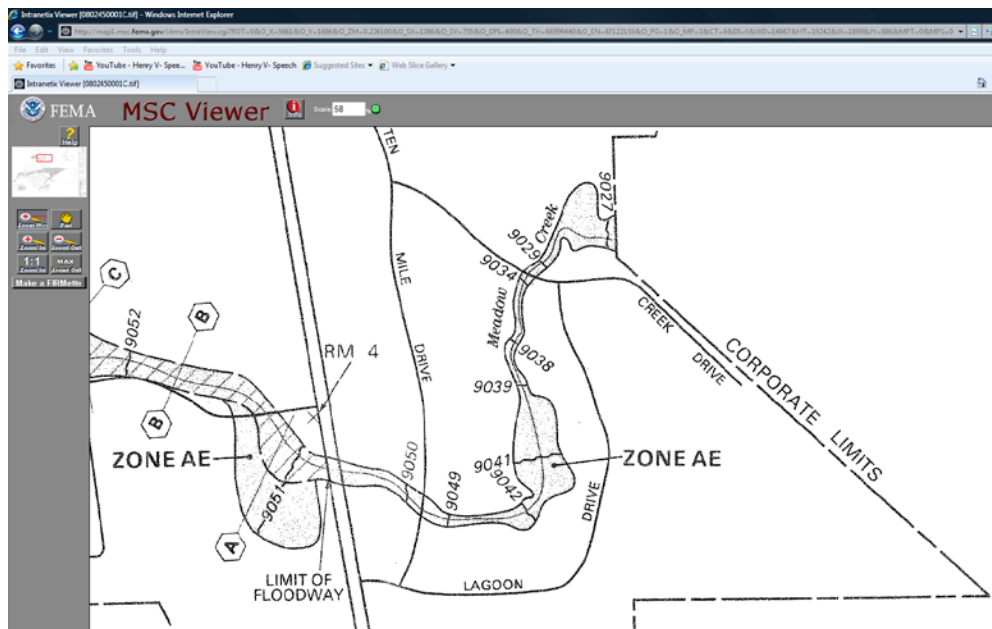
Buildings in the “AE” floodplain include the following. All other buildings are not in the “AE” zone:

716 Lagoon Drive	AE
734 Lagoon Drive	AE
742 Lagoon Drive	AE
750 Lagoon Drive	AE
754 Lagoon Drive	AE
762 Lagoon Drive	AE
766 Lagoon Drive	AE

All of these buildings are west of Lagoon Drive, and in close proximity to Ten Mile Creek and the “Lagoon”.

If your Unit is in a building within the shaded area of the floodplain (see FEMA map clip below), your lender (or Buyer) will require you to have flood insurance, the cost of which will be determined by the actual elevation of that unit and other factors.

The HOA does NOT currently provide flood insurance for individual buildings or units. To price a flood insurance policy for an individual Unit, an “Elevation Certificate” will need to be completed by a licensed survey company. Obtaining an Elevation Certificate and the purchase of flood insurance is an individual owner’s responsibility. On the 14<sup>th</sup> of August, the Board Resolved to provide Flood insurance for the above buildings (check with the office for finalization).



If your Unit is east of Lagoon Drive (or on Meadow Creek Drive) you are outside of the floodplain and your lender should NOT require you to have flood insurance or an elevation certificate.

[Please be aware that during potential freezing weather or flooded conditions, the HOA governing documents provide the Board and the Staff the right to enter Units for necessary inspections.](#)

# Important Contact Information

(Print and Post in your Unit)

The following information is provided for your convenience. The Lagoon HOA and the Board take no responsibility of the accuracy of the information as it is updated from time to time by the sponsors. Listing here does not imply the endorsement of any of the vendors listed.

## **A. Emergency Contact Numbers (Maintenance or Building Security Issues)**

In the event of an emergency related to your unit, please call the following in the order provided:

1<sup>st</sup> the Lagoon Office at 970-668-5465, the line should be staffed 24/7. If there is no live answer and it is an emergency, call

2<sup>nd</sup> the Lagoon **24/7 Answering Service** at **970-248-0470**, if there is no answer, call

3<sup>rd</sup> the Owner of the Unit if you are not the Owner.

## **B. Government Law Enforcement Offices (To Report Accidents, Disturbances, or Security Issues):**

1. Frisco Police Department: 970-668-3579
2. Summit County Sheriff's Office: 970-453-2222
3. Colorado State Patrol: 970-262-7870

## **C. CDOT Road Conditions: 877-315-7623**

## **D. Local Contractors (For individual owner maintenance, repair, remodeling):**

1. Locks/Keys: Breckenridge Lock & Security, (970) 453-4452
2. Plumbing: Breckenridge Mechanical Services, (970) 453-1950
3. Fireplace Maintenance: Quinlan Gas Fireplaces, Inc., 303-946-6535

Lagoon Staff can also be contracted to do remodeling and fix-up at a reduced cost, but HOA Board approval is required.

## **E. Lagoon Board (Call Lagoon Office and Staff in A. above with questions or maintenance requests)**

Bill Tolbert, President	<a href="mailto:BTolbert@LagoonTownhomes.org">BTolbert@LagoonTownhomes.org</a>
Bob See, Vice President	<a href="mailto:BSee@LagoonTownhomes.org">BSee@LagoonTownhomes.org</a>
Michele Regis, Director	<a href="mailto:MRegis@LagoonTownhomes.org">MRegis@LagoonTownhomes.org</a>
Sue Gunn, Director	<a href="mailto:SGunn@LagoonTownhomes.org">SGunn@LagoonTownhomes.org</a>
Jim White, Director	<a href="mailto:JWhite@LagoonTownhomes.org">JWhite@LagoonTownhomes.org</a>

- **Lagoon Owners Website:** <http://www.LagoonTownhomes.org>
- **Annual Owners Meeting:** June 11, 2011, at 3:00pm at the Lagoon Clubhouse

# Attachment A

'10 Dues: \$330 / mo (were \$284 in 2004)	'10 Dues: \$340 / mo (were \$318 in 2004)	'10 Dues: \$510 / mo (were \$464 in 2004)	'10 Dues: \$430 / mo (were \$363 in 2004)
DEPT "A" Units	DEPT "B" Units	DEPT "C" Units	"D" Units
701/703 Units	704 Building	749 Building (16 Units)	741 Building
718 Building	708 Building		743 Building
722 Building	716 Building		
723 Building	720 Building		
725 Building	724 Building		
726 Building	730 Building		
727 Building	734 (except 734C)		
732 Building	738 Building		
736 Building	742 (except 742C)		
740 Building			
731 Building			
734 Unit C			
735 Building			
737 Building			
742 Unit C			
745 Building			
747 Building			
750 Building			
753 Building			
754 Building			
755 Building			
757 Building			
758 Building			
762 Building			
766 Building			
<b>Dues Include the Following for Each Type/Dept of Units</b>			
Cable	Cable	Cable	Cable
Water & Sewer	Water & Sewer	Water & Sewer	Water & Sewer
Snow Removal	Snow Removal	Snow Removal	Snow Removal
Grass Care	Grass Care	Grass Care	Grass Care
Landscaping	Landscaping	Landscaping	Landscaping
Staff	Staff	Staff	Staff
Management	Management	Management	Management
Amenities	Amenities	Amenities	Amenities
	Common Electric	Boiler Maintenance	Electric
	COMMON HALLWAYS	Elevator	Gas
		Building Gas	Boiler Replacement
Major Maint. Reserve	Major Maint. Reserve	Major Maint. Reserve	Major Maint. Reserve

## Attachment B: Lagoon Pictures



Amenities Building 701A



Tennis Court



Indoor Swimming Pool and Hot Tubs



View From I-70 Overlook



# Attachment D: Lagoon Aerial View



# Attachment E: Vehicle Registration Form

VEHICLE REGISTRATION FORM  
LAGOON TOWNHOMES CONDOMINIUM ASSOCIATION

Unit Owner's Name \_\_\_\_\_  
*Please Print*

Leaseholder's Name \_\_\_\_\_  
*Please Print*

Unit Number \_\_\_\_\_

Titled Vehicle Owner's Name if different than above:  
\_\_\_\_\_

Unit Owner's/Leaseholder's Mailing Address:  
\_\_\_\_\_

Home Telephone Number: \_\_\_\_\_

Local Phone Number: \_\_\_\_\_

Cell Telephone Number : \_\_\_\_\_

Work Number: \_\_\_\_\_ FAX # \_\_\_\_\_

#1 Vehicle License Plate Number: \_\_\_\_\_ State: \_\_\_\_\_

Vehicle Make:

Color:

Year:

#2 Vehicle License Plate Number: \_\_\_\_\_ State \_\_\_\_\_

Vehicle Make:

Color:

Year:

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

