



Villa Casitas Homeowners Association  
Po Box 534 Fountain CO 80817  
Vchoa2@gmail.com

Dear Villa Casitas Association Owners,

Below is information we think gets lost in translation or is missing in certain conversations or meetings happening in our area. It is information vital to the homeowners in our community and we want to make it as transparent as possible.

The Association has several governing documents. We have Protective Covenants from 1998, titled as "[Amended and Restated Declaration of Protective Covenants](#)." We have [Articles of Incorporation](#) of a Colorado Nonprofit Corporation for Villa Casitas Homeowners Association recorded in 1998. Our [Bylaws](#) were enacted and recorded in February of 2005. Any other documents referenced are not official governing documents of the Association.

There is a state law that governs all HOA's the [Colorado Common Interest Ownership Act](#) referred to as CCIOA that was enacted by the Colorado Legislature in 1992. Our Association's original covenants date back to 1971, this distinction makes us a Pre-CCIOA community. As a Pre-CCIOA community there are parts of CCIOA that do not apply. These sections are clearly noted in the beginning of the CCIOA statute and throughout the CRS' within that statute whenever necessary.

The Board makes every effort to be in compliance with all governing requirements set forth by the State of Colorado. All required documents, to include necessary financial documents, are posted on the [Villa Casitas website](#) for members to view. Members may also request documents in accordance with the [VCHOA Records Policy](#). We realize that in the past, mistakes have been made. The Board does its best to rectify any and all mistakes made past and/or present to ensure the continuity of operating in the best interest of the residents of our community. The Board makes no attempt to hide any records from the members of the community, however there are some protected records such as records that relate to a specific member or legal matters etc, that are protected and not requestable.

Regards,

Villa Casitas Homeowners Association Board