

BENEFITS OF LIVING IN AN HOA



Built-in Fun Committee - One of the best benefits of the HOA is all of the programming and community that it brings. We are committed to bringing fun activations, family style dinners in the park, cook outs on the grill, events and programming that each of the S*Park neighbors get to enjoy.

Upkeep maintenance - Well-maintained amenities, including your own Private Park, gathering areas, firepits, outdoor barbecues, community farm tables, apple orchards and cherry trees, to name a few.

Aesthetically pleasing homes - Just take a stroll through your community and you'll see.

Rules and regulations deter nuisance activity and promote conformity - Beauty is not just in the eye of the beholder.

Added layer of support in dealing with neighborhood property issues - East West Urban Management partners with municipal code compliance departments to ensure adherence to the rules.

Community bonding and communication among neighbors - A great way to make new friends!

Increased community pride - Who wouldn't be proud to live in an attractive, well-run community.

Financial stability - A well-managed HOA has a reserve in place and funds available for future common area repairs and capital improvements, thereby reducing the likelihood of special assessments down the road.

Landscape + Hardscape Maintenance - The beauty of having an HOA, is that you never have to lift a finger. Leave the shoveling, mowing, weeding, raking leaves, and tedious chores to us.

Who is East West Urban Management?

East West Urban Management (EWUM) will be leading property management duties at S*Park. With over 17 years of experience conducting business in the heart of downtown Denver, EWUM specializes in the management of homeowners associations. EWUM manages 2,440 units in the Riverfront Park Association and hundreds of other units in The Landmark, Pinnacle, and other developments throughout Denver.

What services will they provide at S*Park?

S*Park has a part-time on-site staff member to assist with resident needs. By cultivating relationships with local businesses, we have come up with a list of preferred referrals for our residents, eliminating guesswork and providing special deals for residents.

Services include:

- Dry cleaning companies can drop off resident's dry cleaning at the office during delivery hours, and the on-site staff member will deliver it to your door
- Check mail for residents who are out of town, and hold for pick up at the HOA office
- Provide referrals for services
- Door to door package delivery when delivered to the HOA office
- Assist with scheduling of services as requested by the residents (example; on-site staff member can schedule cleaning at the resident's expense)
- Assist with allowing access to individual units, when appropriate keys and permissions are provided
- Assist with coordination of warranty items as it relates to the unit and or HOA
- HOA Staff member to walk the property and report issues to management and or appropriate personnel

Office hours anticipated to be 10am - 4pm Monday through Friday, 9-12 on Saturdays, and Closed Sundays (Office hours may change based on HOA service needs)

Examples of services available for additional fees:

- House cleaning services
- Mail services (shipping and postage)
- Outside handy man services from business partners

S*PARK

SUSTAINABILITY PARK

RINO / CURTIS PARK

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