

About This Guide

Welcome to Our Community!

Located in the northeast part of Colorado Springs, Ridgeview at Stetson Hills has great views, wonderful parks, open spaces, and ready access to District 49 schools, dining, shopping, and entertainment. In short, this is a great place to live and to raise a family, and we're really happy you're considering living here, or have already made that great choice.

To maintain the Community and protect your investment, we are protected by the Covenants of the Ridgeview at Stetson Hills Master Homeowners Association (HOA). When you choose to live in a Covenanted Community you do so because you understand the value and protection an HOA brings. It can sometimes be challenging to find all the rules and information you need to make an informed decision, and to understand what benefits and restrictions are in place. That's why we created this guide.

Inside, you'll find a brief overview of the most commonly asked about rules and guidelines, and answers to many frequently asked questions. Naturally, the information is brief and doesn't cover everything. So we've also included everything you need to know about where to find the complete information, and how to contact us if you have any questions.

We hope you find this guide useful, and if you find that something's missing, or you have suggestions for improvement, please let us know!

Who We Are

About Us

The Ridgeview at Stetson Hills Master Homeowners Association is among the largest in Colorado Springs and one of the last large true HOAs versus a Metro District. Including our four sub-Associations, we cover more than 3,200 homes. The Association's all-volunteer Board of Directors consists entirely of homeowners who receive no tangible compensation. The Board strives to maintain a well-kept, attractive, safe, and vibrant community, while seeking to protect property values and respect homeowners' rights. The Board always welcomes new volunteers, and very much values members' constructive suggestions for improvement. Stetson Hills Master Homeowners Association is professionally managed by Indygo Community Management.

Contact Us

Phone: 719-466-2606

Web: stetsonhillsmasterhoa.com

Email: StetsonhillsMaster@IndygoCam.com

Facebook: [facebook.com/RidgeviewatStetsonHills](https://www.facebook.com/RidgeviewatStetsonHills)

RIDGEVIEW AT STETSON HILLS MASTER HOMEOWNERS ASSOCIATION

c/o Indygo Community Mngt.

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RIDGEVIEW AT STETSON HILLS MASTER HOMEOWNERS ASSOCIATION

WELCOME

Introduction and Frequently Asked Questions (FAQS)

HOA Rules Overview

HOME MAINTENANCE

Any exterior modification or improvements to the exterior of the home, grading, landscaping or driveway requires prior approval. The application to submit for approval can be downloaded at stetsonhillsmasterhoa.com. Exteriors of the home must be maintained with no apparent deferred maintenance. Debris is not permitted to accumulate on the property.

Landscaping

Landscaping must meet Architectural Standards and Committee approval. Yard are required to be re-established annually by May 31 – meaning green and alive. Xeriscaping is permitted with approval. Weeds must be completely removed from any rocks and/or grass areas beyond just spraying. Dead plants/trees must be promptly removed and replaced.

PARKING RESTRICTIONS

RVs and oversize commercial vehicles are not permitted. RVs/trailers are only permitted for loading and unloading. Storing disabled/junk vehicles on the street is not permitted. Parking in the front yard is not permitted. Towing and car repair is not permitted. All City Parking codes apply.

PETS / ANIMALS

You may generally have no more than three domesticated animals. Chickens are allowed with conditions. Hoofed animals (pigs, goats, horses etc.) are not permitted. Unreasonable barking and other pet nuisances are not permitted.

SNOW REMOVAL

The HOA removes snow only from sidewalks in the common areas. You must remove snow from sidewalks in the front and sides of your property (including mailbox areas) within 24 hours after the snow stops.

Frequently Asked Questions (FAQs)

Q: How much are my assessments?

A: For 2025, assessments are \$220 per year (\$55/QTR). Assessments can increase NTE 10% per year based on Reserve studies, operational costs and Board & owner budget review. Assessments are due January 1st, April 1st, July 1st, and October 1st.

Q: How do I pay my assessments?

A: You can pay your assessments online by ACH or ECheck by visiting stetsonhillsmasterhoa.com. Mailed checks while not preferred can also be sent.

Q: What do I get for my assessments?

A: Assessments pay for property management, inspections, enforcement, infrastructure repairs, common area maintenance (includes landscaping, fencing, pet stations, snow removal, irrigation water, debris removal, etc.), street lighting, and payment of mandatory Reserve funding, taxes and insurance.

Q: Why do some of us pay two HOA assessments?

A: If you are in one of the Master HOA's four sub-Associations, you have to pay assessments to both the Master and sub-HOA. The sub-Association's assessments pay for additional services such as building maintenance, snow removal etc.

Q: How do I find the HOA online?

A: Our website is: stetsonhillsmasterhoa.com

Q: Where can I find all the rules?

A: All governing documents are on our Website to include Covenants, Bylaws, Architectural Guidelines, and formal Policies required by State Law.

Frequently Asked Questions (cont'd)

Q: How do I contact you?

A: To ask about your account, get details of a violation letter you received, or file a violation complaint, contact Indygo Mngt. at the contact info listed.

You may also contact the Board members directly at any time via the e-mail addresses provided on the website and in the quarterly online newsletter.

Q: When are the Board meetings?

A: The Board of Directors meets virtually on the third Wednesday of each month at 6:00 PM. The Annual Owners meeting is held in November.

Q: How does the Board enforce rules?

A: The HOA Enforcement Policy outlines the details, in general a notice is sent. If the violation is not corrected within 30 days, a fine can be issued. Health and safety violations must be corrected in 3 days. If still not corrected, fines are assessed until the situation is corrected. Unpaid fines and assessments can result in a lien, legal action or City Code Enforcement action.

Q: How are violations reported?

A: They are reported by owners to our community managers or by our community managers who inspect the HOA weekly. All violations are verified.

Q: How do I get approval to make changes to my property?

A: Download the ARC Improvement or paint application at stetsonhillsmasterhoa.com and submit via email to: StetsonhillsMaster@IndygoCam.com