



Owner Information Guide

Water Valley Master HOA

Water Valley Master Association (WVMA) is responsible for the day-to day operations of the Association, to include such matters as compliance, communication, architectural reviews and patrol services.

Function: Administrative and Fiscal Management - The Association is responsible for the effective administration of the community, to include insurance for the HOA, management expenses, compliance, legal fees, assessment billing and collection, taxes and accounting. Annual assessments for the Water Valley Master Association are **\$140.00 due July 1st**.

Poudre Tech Metropolitan District

The Poudre Tech Metro District (PTMD) is responsible for maintaining the landscaping, beaches, lakes, common areas, and some perimeter fencing. PTMD provides non-potable irrigation water to District residents. The PTMD is governed by a separate, public board.

Function: Planning, design, acquisition, construction, installation, relocation and maintenance of necessary and adequate public improvements and infrastructure of the Water Valley development, including, but not limited to, water facilities and infrastructure, internal PTMD roadway systems, non-potable irrigation water collection and treatment. Annual fees for non-potable irrigation water usage is **\$306.00 (minimum per unit) plus \$1.52 per 1,000 gallons additional usage over 202,000 gallons for metered units. Fees are due April 1st**. Owners also pay a metro tax (39 mills) which is based on budgetary and fiscal needs for each year.

For more information on the Poudre Tech Metro District, please visit:

www.poudretechmetro.org

Pelican Lakes Golf Course & Country Club

The golf course and pool are not part of the HOA or PTMD. A separate membership is required for golf and pool memberships. For membership information please contact the Pelican Lakes Pro Shop at (970) 674-0930.

Both the Water Valley Master Association and PTMD are proudly managed by

*Advance HOA Management, Inc.
1613 Pelican Lakes Point Suite #200
clientservices@advancehoa.com
(303) 482-2213 / x300 or x301*