



Teleos Management Group

August 12, 2022

Hello Homeowners,

House Bill 22-1137 became law on August 9, 2022. This notice is not intended to describe the entire laws in detail. If you would like more information detailing the new law, it may be found at www.leg.colorado.gov/bills.

HB22-1137 - Conduct of Owners' Associations (Collecting Unpaid Assessments, Fees, and Fines):

Association must first contact the owner and designated contact (if any) regarding a delinquency before referring the case to an attorney/collection agency. The notice of delinquency must be given by three delivery methods:

- (1) Certified mail, return receipt requested (**Charge to Homeowner \$50**)
- (2) Physically posting at the unit (**Charge to Homeowner \$80**)
- (3) First class mail, Text message OR Email (**No Charge to Homeowner**)

*NOTE** Teleos policy is to send a courtesy notice of delinquency if the account is less than 90 days overdue, at a cost of \$15.

If you are not set up for automatic payments, please call our accounting department @ (303) 241-4267 or email kelly@teleos-services.com so we may get you enrolled and avoid these unnecessary charges.

Process for Violations:

- (1) Safety/Health violations - Must be cured by the homeowner within 72 hours. If not cured, fines may be imposed every other day, and legal action may be commenced to compel cure. Fines are limited to maximum of \$500.
- (2) Other violations - If the violation does not threaten public safety/health, the Association must give written notice of violation by certified mail, return receipt requested, informing owner they have 30 days to cure after which fines may be imposed. Fines are limited to a maximum of \$500. Owner shall be granted a second consecutive 30-day period to cure, before legal action may be taken. Homeowners cannot be foreclosed on based on violation fines (**Charge to Homeowner \$50**).

PLEASE DO NOT APPROACH OR HARASS PERSONNEL POSTING DELINQUENCY NOTICES IN THE COMMUNITY. Owners are encouraged to contact the Office of the Governor to discuss any concerns or the increased costs regarding HB22-1137.

Governor's Office (303) 866-2471 or email governorpolis@state.co.us.

Teleos Management Group and your Board of Directors thank you for your cooperation and understanding.