

OWL MEADOWS AT TELLURIDE HOMEOWNERS ASSOCIATION
2025 ANNUAL DISCLOSURES
January 01, 2025

The following information is provided to Members of the Owl Meadows at Telluride Homeowners Association ("OMHOA") pursuant to C.R.S 38-33.3-209.5:

1. The name of the association is Owl Meadows at Telluride Homeowners Association, a Colorado nonprofit corporation.
2. OMHOA's mailing and physical address is:
Mailing Address:
P.O. Box 1007
Telluride, CO 81435
Physical Address:
240 South Mahoney Drive
Telluride, CO 81435

Phone: (970) 728-5515
Fax: (970) 728-1415
Web: www.jarmikproperties.com
Email: jarmikpropertymanagement@gmail.com
3. OMHOA does employ a management company named Jarmik Property Management, Inc.
4. The initial General Declaration for Owl Meadows at Telluride was recorded on January 27, 2006 at Reception No. 381088 in the records of the San Miguel County Recorder. Amended Declarations were recorded on January 30, 2007 at Reception No. 381147. The 1st Amendment to the Declarations was recorded April 11, 2006 at Reception No. 383295. The 1st Supplement to the Declarations was recorded on March 29, 2007 at Reception No. 391550. The Declarations, Amendments and Supplements are available on the Jarmik Property Management, Inc. website under the "Declarations" link in "Governing Documents" division of the Owl Meadows section and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
5. OMHOA's fiscal year commences on January 1.
6. OMHOA's monthly assessment rates for 2025 can be found on the Jarmik Property Management, Inc. website under the "Budget" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
7. OMHOA's annual financial statements are available on the Jarmik Property Management, Inc. website under the "Budget" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
8. Copies of OMHOA insurance policies are available on the Jarmik Property Management, Inc. website under the "Insurance" link and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.