

**EAGLE RIDGE AT BROWN RANCH HOMEOWNERS ASSOCIATION**  
**2025 ANNUAL DISCLOSURES**  
**January 01, 2025**

The following information is provided to Members of the Eagle Ridge at Brown Ranch Homeowners Association, Inc., (“ERBRHOA”) pursuant to C.R.S 38-33.3-209.5:

1. The name of the association is Eagle Ridge at Brown Ranch Homeowners Association, Inc., a Colorado nonprofit corporation.
2. ERBRHOA’s mailing and physical address is:  
**Mailing Address:**  
P.O. Box 3071  
Telluride, CO 81435  
  
Phone: (970) 728-5515  
Fax: (970) 728-1415  
Web: [www.jarmikproperties.com](http://www.jarmikproperties.com)  
Email: [jarmikpropertymanagement@gmail.com](mailto:jarmikpropertymanagement@gmail.com)
3. ERBRHOA does employ a management company named Jarmik Property Management, Inc.
4. The name of the common interest community managed by Jarmik Property Management, Inc. is “Eagle Ridge at Brown Ranch Homeowners Association.”
5. The initial General Declaration for Eagle Ridge at Brown Ranch Homeowners Association was recorded on October 6, 2006 in the records of the San Miguel County Recorder, reception number 387436. The General Declaration is available on the Jarmik Property Management, Inc. website in “Governing Documents” division of the Eagle Ridge at Brown Ranch Association section and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
6. ERBRHOA’s fiscal year commences on December 31.
7. ERBRHOA’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.
8. ERBRHOA’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.
9. Copies of ERBRHOA’s 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.