



### ***Welcome to Laredo at Parkside!***

The Laredo at Parkside Homeowners Association, Inc. (HOA) congratulates you on the purchase of your new home and welcomes you to the community! To assist you in making yourself at home, please review the following information. Understanding the Association and its role will enhance your ownership experience. It is also important to review and become familiar with the Association's governing documents and design guidelines. Please visit the website at [www.laredoatparkside.com](http://www.laredoatparkside.com) for important HOA information.

### **Association Role and Payment Information**

As a new owner in the community, you are automatically a member of the HOA. As indicated in your closing documents, monthly assessments are due the HOA. ***After your closing, please visit the website to download your monthly payment coupons.*** If you closed in or after November 2024, please visit the website for your 2025 payment coupons.

Make assessment checks **payable to Laredo at Parkside HOA and mail to 6833 S. Dayton St., #163, Greenwood Village, CO 80112.** Be sure to include the property address on your check and your lockbox number. If you do not know your lockbox number, please contact Lynn or Valerie (information below).

**Online Payments:** Please consider activating HOA account access on the Online Portal. You can make payments online by check or credit/debit card (small convenience fee charged by AppFolio) and set up automatic/recurring payments. Once we have your email address and trigger the portal link, you'll receive an email with instructions on activation via <https://teleosllc.appfolio.com/connect>. Please allow three weeks from closing to receive that email.

The Laredo at Parkside Homeowners Association provides common area landscape maintenance, maintenance and repair of all common areas, insurance for common areas and directors and officers, common area utilities, management and administrative fees, and other obligations as set forth in the governing documents given to you at closing. Please refer to the website, [www.laredoatparkside.com](http://www.laredoatparkside.com) for other information regarding the Association, financial information, and upcoming meetings.

### **Snow Removal and Trash**

The Association does not provide snow removal or trash services.

### **HOA Management Contact Information**

Teleos Management Group professionally manages the Association. Your community manager is Lynn Calkins. Please contact Lynn at 720-498-6771, or by email at [lynn@teleos-services.com](mailto:lynn@teleos-services.com). For billing questions, please contact Valerie Young at 720-428-0342, or by email at [valerie@teleos-services.com](mailto:valerie@teleos-services.com).

***Laredo at Parkside HOA  
Teleos Management Group***