

# Quincy Hill

Townhouse Association  
4486 South Carson Way  
Aurora, CO 80015  
303 699-6411  
www.quincyhill.org



## 2024 Quincy Hill Information

1. The project name is Quincy Hill Townhouse Association.
2. Quincy Hill is a P.U.D. that was built in one phase. No further phases will be built.
3. Each townhouse is insured as if it is a free-standing, single family house—including the roof and exterior.
  - 3a There is **no master insurance policy**.
  - 3b Common area insurance is with The Jeff Champine Agency 303 706-1766.
4. Quincy Hill has row-style townhouses. It is not a conversion.
5. Voting control was turned over to homeowners in October, 1983.
6. Quincy Hill consists of 240 townhouses. All townhouses are sold and closed.
  - 6a Owner occupied: 178
  - 6b Rentals 62
  - 6c Percent rentals 25%
7. All construction is complete.
8. There are no commercial properties.
9. There are NO rental services provided at Quincy Hill. Specifically:
  - 9a There are NO daily/weekly rentals.
  - 9b There is NO rental desk.
10. There is NO leased land or facilities.
11. All units are owned fee simple.
12. Delinquency rate averages 5%.
13. **Dues are \$230.00 per month.**
14. There have never been any special assessments. None are planned in the future.
15. Reserves are adequate and held in a special account.
16. Quincy Hill is self-managed by the Board of Directors.
17. There is no pending litigation.
18. Declarations, by-Laws, covenants are of public record.
19. No person or entity owns more than 10% of the units.
20. The fiscal year runs from January 1 to December 31.