

**NEEDLEROCK CONDOMINIUM ASSOCIATION**  
**2017 ANNUAL DISCLOSURES**  
**January 01, 2017**

The following information is provided to Members of the Needlerock Condominium Association, ("NCA") pursuant to C.R.S 38-33.3-209.5:

1. The name of the association is Needlerock Condominium Association, a Colorado nonprofit corporation.
2. NCA's mailing and physical address is:  
**Mailing Address:**  
P.O. Box 3071  
Telluride, CO 81435  
**Physical Address:**  
250 South Fir Street  
Telluride, CO 81435  
  
Phone: (970) 728-5515  
Fax: (970) 728-14154  
Web: [www.jarmikproperties.com](http://www.jarmikproperties.com)  
Email: [jbalkind@hotmail.com](mailto:jbalkind@hotmail.com)
3. NCA 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 "Needlerock Condominium Association."
5. The initial General Declaration for Needlerock Condominium Association was recorded on December 22, 1983, in Book 408, page 506 in the records of the San Miguel County Recorder. The General Declaration is available on the Jarmik Property Management, Inc. website under the "Declarations" link in "Governing Documents" division of the Needlerock section and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
6. NCA's fiscal year commences on January 1.
7. NCA's monthly assessment rates for 2017 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. NCA'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 NCA 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.