

**GHOSTRIDERS HOMEOWNERS ASSOCIATION**  
**2026 ANNUAL DISCLOSURES**  
**January 01, 2026**

The following information is provided to Members of the Ghostriders Homeowners Association, Inc., ("GRHOA") pursuant to C.R.S 38-33.3-209.5:

1. The name of the association is Ghostriders Homeowners Association, Inc., a Colorado nonprofit corporation.
2. GRHOA's mailing and physical address is:  
**Mailing Address:**  
P.O. Box 3071  
Telluride, CO 81435  
**Physical Address:**  
460 S. Pine Street  
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. GRHOA 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 "Ghostriders Homeowners Association."
5. The initial General Declaration for Ghostriders Homeowners Association was recorded on March 13, 1986 in the records of the San Miguel County Recorder, reception number 242663, Book 426, pages 135-169. The General Declaration is available on the Jarmik Property Management, Inc. website in "Governing Documents" division of the Ghostriders Association section and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
6. GRHOA's fiscal year commences on December 31.
7. GRHOA's monthly assessment rates for 2026 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. GRHOA'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 GRHOA'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.