

**THE WILLOWS CONDOMINIUM ASSOCIATION, INC.**  
**2019 ANNUAL DISCLOSURES**  
**January 01, 2019**

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

1. The name of the association is the Willows Condominium Owners Association, Inc., a Colorado nonprofit corporation.
2. WCA's mailing and physical address is:  
**Mailing Address:**  
P.O. Box 3071  
Telluride, CO 81435  
**Physical Address:**  
307 East Colorado Avenue  
Telluride, CO 81435  
  
Phone: (970) 728-5515  
Fax: (970) 728-1415  
Web: [www.jarmikproperties.com](http://www.jarmikproperties.com)  
Email: [jbalkind@hotmail.com](mailto:jbalkind@hotmail.com)
3. WCA 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 "The Willows Condominium Association."
5. The initial General Declaration for The Willows Condominium Owners Association, Inc. was recorded on June 24, 1988 at Reception No. 319631 in the records of the San Miguel County Recorder. The First Amendment to General Declaration was recorded on September 27, 2002, at Reception No. 351911. Copies of the General Declaration and the First Amendment to the General Declaration are available on the Jarmik Property Management, Inc. website under the "Declarations" link in "Governing Documents" division of the Willows Condominium Owners Association section and may also be obtained from Jarmik Property Management, Inc. upon request by Judi Balkind at (970) 728-5515.
6. WCA's fiscal year commences on January 1.
7. WCA's monthly assessment rates for 2019 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. WCA'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 WCA 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.