

Real Estate Agent Talking Points for Willmore Place

Condominiums

November 2021

- WPC is a **secure building** utilizing an intercom entry system that can be operated with the owner's cell phone or landline.
- **Resale Certificates must be completed on line** through the House and Associates website. Any forms completed by the association's board will result in a \$150 bill to the seller and paid at time of closing to the association.
- WPC has a **camera system** for the fronts and side of the building.
- **The back is fenced for safety** and for animals which can be accessed by new entry doors in each stairwell. Each owner may have up to 2 small animals per unit as long as they are under 30 pounds and must present a veterinarian statement on size and breed per the Rules and Regulations. Willmore Park has a **fee based dog park**.
- New owners may decorate their decks as long as they do not infringe on other owners but common area decorations for personal expression or holidays require board approval in writing.
- WPC has one oversized elevator for hassle free moving, and the association charges \$250 for each move in, and \$250 for each move out.
- WPC is **100% owner occupied and does not allow renters** of any kind.
- WPC is named for Willmore Park and is very close to Francis Park as well which includes lighted tennis courts, new pickle ball courts, disc golf, trails and is **convenient to many bike trails**.

- WPC is accessed easily to Hwy 55 & Hwy 44 -- is 6 miles to the ZOO and Muny Opera and 10 miles to the Cardinal Stadium.
- Monthly assessments include water, ground maintenance, insurance, heating of common areas and snow removal.
- All units are serviced with **electric appliances and utilities.**
- **Inspections: All formal inspections must be sent to sal_easterley@att.net.**
 - **If there is any agreement during negotiations that require an exchange of financial consideration to modify, alter, or change any part of the unit in any common area or exterior - must be presented to the board and those upgrades will be the responsibility of the new owner under the supervision of the association to adhere to proper aesthetics. Any request of the association to contribute would constitute double-dipping.**
- WPC has a heated and underground garage where each unit owner is **allowed one parked vehicle** and the area contains a small storage shed. Additional storage shelves are located at the end of each floor for overflow. No storage is allowed on decks.
- WPC just completed renovations of the decks with new railings (2021) as well as a new roof in 2020
- BBQ grills are allowed (gas only) on the deck
- WPC is comprised of mature residents and maintains an atmosphere **of quiet civility when in all areas.**
- **WPC is wired for both Spectrum or ATT in each unit and no satellite dishes are allowed.**