

## Pine Mountain Transfer/Start-Up Fee

The \$500 transfer/start-up fee was established to resolve issues unique to the transfer of house and townhouse properties.

This fee includes:

The office time involved in

- creating a new account in the Quickbooks system,
- creating a new Member file for the office to contain all information pertinent to the new Member,
- printing and providing materials for the orientation of the new member, which include, but is not limited to the contact and vehicle information form, a Member Handbook, a Disaster Planning Handbook specific to Pine Mountain, and Firewise information for home assessment and time sheets,
- providing information to real estate agents and attorneys involved in closing
- providing information to interested buyers regarding the property, the area, services provided, etc.,
- changing the Member Directory and the Phonevite lists. (Phonevite is a type of Phone-Tree we use to get in touch with members when there is an emergency or other information that needs sent to multiple members.)

Pine Mountain owns its water/sewer system and the charges cover the transfer between owners normally charged by other utilities.

Pine Mountain owns its roads and bridges. Part of the \$500 fee covers impact/moving fees charged in other neighborhoods owning their roads and bridges.

Pine Mountain owns its 80-acre park, Pavilion, Trails, Playground, Overlook Picnic Area, 3 buildings, 2 trucks, snow removal and other grounds maintenance equipment, and this fee is not dissimilar in other communities with similar amenities where vested ownership comes with the property.

Pine Mountain owns the mailbox clusters. While the new Member can get a mailbox keyed at their expense from the Connelly Springs Post Office; there is no rental fee for the box.

Pine Mountain is a gated community. A gate clicker/garage door opener to open the gates is included in this fee.