

EXTERIOR MAINTENANCE RESPONSIBILITIES OF CRESTWOOD VILLAGE HOMEOWNERS ASSOCIATION

The following services are provided by the HOA for individual units as part of the monthly assessment fees in compliance with the responsibility of the HOA to provide exterior repair/maintenance. Services not listed below will be provided when possible and will be billed to the unit owner at the prevailing rate established by the Board of Trustees.

CAULKING of driveways and sidewalks and Crestwood II patios
cracks in excess of 3/8" and displacement in excess of 1"

CONDOMINIUMS – In addition to services performed on common elements, the following additional services will be provided:

paint balcony railings (Condo I only) per established schedule, one coat only

maintain/clean/paint walls/carpet/fixtures

replace light bulbs in Tahoe halls

CRAWL SPACES

repair vents

paint doors as needed

DOORS (garage and entry)

paint/scrape as needed on a five-year cycle, one coat only

minor repairs

caulking

doorbells

DRYER VENTS

exterior vent cleaning

repair and replace

add screens

EXTERIOR LIGHT FIXTURES

repair (does not include bulb replacement)

GUTTER/DOWNSPOUTS

clean as needed

minor repair as needed

HOSE BIBS

repair or replace as needed

IN-GROUND TRASH CANS

repair

replace (charge for materials only)

paint on a cyclical schedule

ICE CONTROL

may be provided on common area walkways and streets

LAWNS (as specified in current contract)

mowing

edging, every other service

fertilization, two times a year, spring and fall

broadleaf weed control, two times a year, spring and fall

MAIL/PAPER BOXES

the cost of the curbside box is the homeowner's responsibility

- repair
- straighten
- paint posts/bases
- PATIO FENCE ENCLOSURES (Lantana Circle)**
 - repair/maintain
- PORCH POST**
 - re-attach loose siding
 - secure porch post
- ROOF**
 - locate and repair minor leaks
 - replace damaged shingles in SMALL areas including flashing, drip strip or tar paper judged to be repairable
 - repair roof vents, including painting
- SHUTTERS**
 - minor repairs only
 - painted at homeowner's expense
- SIDING**
 - repair or replace damaged siding at the discretion of the HOA
- SNOW REMOVAL (as specified in current contract)**
 - 2" or more of snowfall: plow streets, shovel path from front door of home to street, shovel access to mailboxes and trash enclosures, clear common walkways
 - 2" or less of snowfall: no clearing services of any type unless specifically directed by Management or the Board President
- SPLASH BLOCKS**
 - repair or replace
- TRASH ENCLOSURES (Basswood, Box Elder, Chokeberry and Crestwood II)**
 - repair/maintain
- TREES/SHRUBS**
 - The HOA is responsible for trimming/mulching shrubs planted around utility boxes and multi-unit parking areas.
- WATER/SEWER ACCESS CAPS**
 - paint as needed
 - replace
- WINDOWS**
 - caulk around frame
- WOOD TRIM**
 - painted as needed
 - minor repairs (material to be at homeowner's expense)

NOTE: Items not listed above will be chargeable to the owner at the regular hourly rate (\$50 per hour) and includes such tasks as plumbing, water leaks, etc. Specifically excluded items include most electrical work, glass replacement, carpet, wallpaper. Small drywall repair from water leaks is possible.