

Exterior Maintenance Services of Crestwood Village Homeowners Association

Approved by the Board of Trustees on June 27, 2023

The following services may be provided by the HOA for individual units as part of the monthly assessment fees, unless an additional fee is indicated.

DOORS (garage and main entry)

- Paint /scrape as needed on a five-year cycle, one coat only, by an outside contractor.
- Minor repairs.
- Doorbell button replacement.

DRYER VENTS

- Exterior vent cleaning.
- Repair and replace.
- Add screens.

GUTTERS/DOWNSPOUTS

- Clean as needed.
- Minor repair as needed.

ICE CONTROL

- May be provided on common area walkways and streets.

LAWNS (as specified in the current landscaping contract)

- Mowing.
- Edging, every other service.
- Fertilizer, two times per year, spring and fall.
- Broadleaf weed control, two times per year, spring and fall.

PORCH POST

- Reattach loose siding.
- Secure porch post as necessary.

ROOF

- Locate and repair minor leaks.
- Replace damaged shingles in SMALL areas including flashing, drip strip or tar paper deemed to be repairable.
- Repair roof vents, including painting.
- May advise homeowner(s) to contact roofing contractor.

SIDING

- Repair or replace damaged siding at the discretion of the HOA.

SNOW REMOVAL (as specified in the current snow removal contract)

- 2" or more of snowfall: Plow streets, shovel path from main entry door of home to street, shovel access to mailboxes and trash enclosures, clear common walkways.
- Less than 2" 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 through the landscaping contractor.

WATER/SEWER ACCESS CAPS

- Replace if needed.

WOOD TRIM

- Paint as needed
- Minor repairs (material to be at the homeowner's expense).

NOTE: Items not listed above will be chargeable to the owner at the regular hourly rate (\$60 per hour). Specifically excluded items include shutters, most electrical and plumbing work.