

# Monthly Fees

## What do they pay for?

### Property Management

- Collects dues, follows up with delinquencies
- Advises the board on governing
- Follows up on homeowner complaints
- Helps homeowners comply with the governing documents and rules
- Handles resale certificates
- Sends welcome kits to new owners
- Keeps record of owners, renters, & contact info
- Pays bills
- Provides monthly finance reports
- Obtains service providers

### Landscaping

- Maintenance along June Rd.
- Maintenance of Common areas
- Plantings
- Tree removal and trimming
- Blackberry removal

### Electricity

- Street Lights
- Pumps

### Insurance

- Directors and Officers liability
- Crime
- General Liability

### General Maintenance

- Maintenance of roads
- Storm water system
- Sewer system

### Winter Services

- Plowing of snow on roads

### Office Supplies

- Meetings
- Printing, Copies
- Mailing

### Legal

- Action to enforce rules and regulations
- Action to enforce payment of dues
- Legal advice

### Financial

- Annual audit

### Reserves - Planning for Future Maintenance

- Roads, Sidewalks
- Street Lights, Mailboxes
- Fencing
- Storm system and Sewer system
- Pump stations
- Retention ponds
- Street lights
- Mailboxes

Think of our community as a small city and the monthly association fees as the monies needed to maintain our city. The association is designed to protect property value and create enjoyable living spaces for people to live. From board members to homeowners, property managers to service providers, everyone must do their part to keep things running smoothly and provide the services and maintenance needed. Understanding what the COA is all about, how it operates, volunteering your time, and striving to be a helpful neighbor changes, everyone's experience for the better.

We all live here together, so how do we make it work?

### Living in Community

- Our homes are close together. Say hello to your neighbors.
- If problems arise, encourage solutions by asking questions rather than simply stating opinions.
- Invest in the process of building our community without being tied to the outcome.
- Look at every situation as an opportunity for personal growth and building relationships.
- You can choose your actions and your attitudes.
- Remember to pick up after your pets.
- Volunteering and being involved can be fun. All volunteers are donating their time. Thank them.
- Respect others and value differences, even if you disagree with them.
- Leave the common area guest parking for guests. No resident is permitted to park in guest stalls.
- **Drive Slowly. The Speed Limit is 15 mph.** All streets are fire lanes and do not allow street parking.
- Contribute to build a community you want to live in. Your contribution matters.
- Become familiar with the CC&R's, Bylaws and Rules and Regulations for our COA. Come to a board meeting.
- **Our Property Management Company**

Son-Rise Property Management

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