

# Cottonwood Townhome Association

## HOA INFORMATION

### **Dues**

Association dues are \$135.00 per unit per month. Dues cover grounds maintenance, water, insurance, basic cable, private roads/parking areas, pest control, legal matters, professional management, office supplies, and a reserve fund.

### **Grounds Maintenance**

A professional landscape maintenance crew maintains the common areas as well as all front yards. Front yard trees are maintained by the Association. The HOA landscaper will mow and trim in the backyard if the gate is unlocked and no animals are loose in the backyard. Owners are responsible for anything they plant in their front planter areas and everything but mowing and trimming in the backyard. Common area utilities are also maintained by the Association.

### **Water**

All inside and outside water is paid through the Association.

### **Insurance**

Insurance coverage includes each home (other than contents and owners are responsible for the \$2,500 deductible) and liability for the common areas. Coverage also includes a Director's and Officers policy for Association Board members. Sentry West Insurance Agency (801) 225-5000.

### **Cable**

Basic cable is included in monthly dues. Owners may purchase additional cable services at their own expense. Cable is provided by: Baja Broadband (435) 628-3681.

### **Roads**

Asphalt surfaces within the private drive and parking area are private and maintained by the Association. Morningside Drive is a public road.

### **Pest Control**

Quarterly pest control is provided for the exterior of homes with a discounted rate for interiors provided by the pest control company.

### **Legal**

All homeowners associations are registered with the State as non-profit corporations. Each year a business renewal (and fee) is required. The HOA must also file a tax return each year.

### **Property Management**

F1 Property Management is the Association's professional management company. They manage the accounting as well as correspondence, complaints, etc. Contact information is:

491 E Riverside Drive, 1B, PO Box 910069, St. George, UT 84791

Phone: (435) 652-0565

Fax: (435) 652-0566

Email: [f1property@infowest.com](mailto:f1property@infowest.com)

### **Office Supplies**

Office supplies include all correspondence to homeowners, including statements, warning letters, newsletters, etc.

**Reserve**

Unexpected costs may occur without warning. For this reason, a reserve is built up so that homeowners do not have to come up with extra amounts unexpectedly. It is also important to build the reserve for long-term maintenance needs.

**Individual Owner Expenses**

Among other things, owners are responsible for their content insurance, electric, garbage, sewer, and gas.

**Rentals**

Cottonwood Townhomes has restrictions on the number of rentals allowed.

**Website**

[Cottonwoodtownhomes.com](http://Cottonwoodtownhomes.com)