

Homeowner Association Maintenance Responsibilities

Association dues are based on the total cost to maintain the community and then allotted as such to each property owner. The information provided below regarding the inclusion and exclusion of items is provided for informational purposes only.

Association dues are assessed annually. Owners are given a minimum of 30 days notice of increase.

Your dues pay for the listed services. Services provided in addition to what is described below is an additional cost to the Association.

Service	Description of Service	
Property & common grounds lawn care	Mowing at 26 - 28 times per year. Approximately once per week, April through October. Lawn clippings are mulched, not bagged. Clippings are blown off sidewalks and drives. Four fertilizer applications: one round of pre-emergent, one round of grub control, one round of winterizer. One follow up spraying of weeds.	
Property & common grounds watering & pumps	Water consumption on all "green" areas. Water pump/meter maintenance. Permits and inspections required by the City on underground systems.	
underground sprinkler system	Start up and shut down of system. Minor leaks & head adjustments. Repairs parts and labor are at an additional cost. System start up will begin AFTER April 15, weather permitting.	
Snow removal	Snow plowing at 2" & above. 2" noted by national weather service for the area. Snow is plowed from drives to yards & or commons areas. Following city ordinance snow will be plowed within 24 hours <u>after</u> the snow stops falling. Streets, drives, private & public walks, in that order. Association will approve return of snow removal equipment ONLY if surfaces are not reasonably passable. Vehicles in driveway - snow will not be cleared. No Townhome Resident shall park any vehicle on streets or common areas when snow is forecasted. The Association will not be responsible for damage to vehicles through the winter season. NOTE: Public streets are included in City of Lincoln snow removal plan.	
snow & ice melt	No salt or ice melt is used on personal property drives or walks. Ice melt or sand is used around mail box areas when necessary.	
Refuse service	Trash collection and removal once per week.	
Electricity	Electricity usage for street lamps & sprinkler system meters	
Private Streets, sidewalks, street signs, neighborhood signs & street lamps	Concrete repairs to neighborhood sidewalks & streets, street lamp repair / replacement, bulbs replacement, street sign repair / replacement, street and underground mainline sewer maintenance.	
Liability Insurance	Annual premium of Liability Only insurance for common areas.	
Common area taxes, accounting & legal fees.	Property taxes on all common areas. Account management, and legal fees associated with the daily activities of the Association.	
**damages	damage to siding or lawns is the responsibility of the lawn care company to repair. Damage must be reported by the homeowner within 48 hours to be considered a valid request.	
**personal property	Homeowners must remove personal items prior to mowing or plowing days. Lawn ornaments, solar lights, flower pots, etc., are homeowner responsibility and will not be replaced if damaged.	