

Owner Benefits

Our monthly common charges are divided into two categories: General Maintenance and Capital Improvements and are based on the size of each home. The General Maintenance fee covers the cost of most regular upkeep and care of the property and buildings. The Capital Improvement fee covers major maintenance costs such as painting, roofing, and driveway paving. By covering this extensive list of costs and maintenance, owners are assured of carefree living and that the appearance of the entire condominium property always meets the highest standards of upkeep and beauty. Below is a list of items covered by these fees.

- Maintenance, landscaping and upkeep of the grounds, extensive plantings, walkways, driveways, and exterior stairways.
- Snow removal from all driveways and walkways up to front doors
- Trash and recycling removal from each home's garage closet
- Water bills for each unit
- Gutter cleaning, repairs and replacement as needed
- Painting of all exterior surfaces of homes and garages
- Replacement of damaged wood on the exterior of the houses and garages
- Maintenance, repair and replacement of roofs as required
- Repair and maintenance for all windows that do not open (such as atrium windows and non-opening skylights)
- Maintenance and repair of external structural and foundation walls
- Utility fees for common area usage of sewers and electricity
- Insurance coverage for all building structures on the property
- Insurance against flood, earthquake and sewer back-up damage

- Insurance coverage, property taxes, and legal expenses for all common areas
- Capital improvements such as new roofs, driveway and road paving and sealing
- Maintenance of the ponds, waterfalls, dam and conservation land
- Full-time management by an Executive Board of owners and a professional property management group