



# Villa Serena Flats



2700 Albany Street, 3D, Houston, Texas 77006

## HOA Benefits

The Villa Serena Flats maintenance fees preserve the character of a historic building and its beautifully landscaped gardens. An active HOA Board and property management company ensure the maintenance of all interior and exterior common areas giving residents a “lock and leave” ability without having to worry about doing the upkeep themselves. The monthly maintenance fee covers the following, among others:

Service	Frequency
Access Control Gates & Doors Maintenance	Continuous
Water & Sewer for entire community	Continuous
Landscaping of all interior gardens and green areas surrounding the property	Weekly
Swimming Pool Maintenance	Weekly
Pool Area Furnishings & Maintenance	Continuous
Hot Tub Maintenance & Gas Line	Continuous
Irrigation System & Fountain Maintenance	Continuous
Elevator Service & Inspection	Continuous
Basic Cable to all units (Comcast)	Continuous
HVAC for Common Areas on all floors	Continuous
HVAC Inspection	Annual
Electricity – Common Areas	Continuous
Housekeeping – Common Areas	Weekly
General Maintenance – Roof, Building, HVAC, Parking Area, Windows, Stairwells	Continuous
Lighting in Parking & Common Areas	Continuous
Secure Mail & Package Delivery	Continuous
Trash & Recycling Collection	Twice Weekly
Fire Suppression & Alarm System Inspection & Monitoring	Continuous
Property & Casualty Insurance	Continuous
Vendor Management	Continuous
Property Management	Continuous
Pest Control	As Needed
Private Poolside Events at no cost	Upon Request