

Provided Amenities

The following two pages of tables were specifically generated to assist potential *new* home purchasers in understanding the services (and hopefully the value) received through Heritage Grand monthly dues.

In an effort to share this information with existing homeowners as well, the tables are being presented in guideline form.

Heritage Grand, through decisions of its homeowner-elected Board, must balance total income (our dues) with total expenses (operational costs which include amenities). Because of this financial balance necessity (as well as other considerations such as striving to maintain HOA competitiveness with other 55+ communities or generational amenities expectation changes), offered amenities can be expected to change.

See the separate guideline entitled "Guideline for Board Actions Concerning Amenities Changes" for the routine *process* the Board presently utilizes to study/increase/reduce offered amenities.

Disclaimer: If information in this document conflicts with what is found in our governing documents, the governing documents information takes precedence.

This Board-owned guideline (revision) was ratified by a majority Board vote on

3-1-21

Carol Hankins
Secretary

Amenities Furnished Through Heritage Grand Dues

	2021 Monthly Dues Amount:	\$276	\$366
	Housing Type:	Stand-Alone Housing	Americanas (duplexes)
Services Provided for <u>each</u> Heritage Grand Home:			
House Exterior repainted (every 9 years)		Yes	Yes
Stained Front Door refinished (minimum 3 years, on request)		Yes	Yes
Front Yard mowed, fertilized, mulched, insect-treated on a regular schedule		Yes	Yes
Prune Shrubs (<u>front</u> beds only) per a regular schedule		Yes	Yes
Sprinkler System routine repairs (front and back yards)		Yes	Yes
Additional <u>Duplex-Only</u> Deliverables:			
Property Insurance		No	Yes
Roof Shingles and Decking Replacement as required (last completed in 2020)			Yes
Gutter and Downspouts repair and replacement			Yes
James Hardie (cement board) exterior siding repair and replacement (not windows and doors)			Yes
Heritage Grand Community-Wide:			
Clubhouse Use including Exercise Room and Recreational Spaces		Yes	Yes
Recreational Facilities including Swimming Pool & Spa, Miniature Golf, Bocce Ball, Pickleball, Basketball (half court), Shuffleboard		Yes	Yes
Routine Clubhouse Activities and Events (<i>indoor events currently COVID-19 limited</i>) Bingo, Trivia, Movie nights, Drama Presentations, Dances, Bridge, Canasta, Poker, Chess, Crafts, Line Dancing, Pingpong, Pool Tables, Ladies Lunch Group, Couples Dinner Group, etc.		Yes	Yes
Common Area Fences and Perimeter Fences furnished and maintained		Yes	Yes
Common Areas mowed, watered, fertilized on a regular schedule		Yes	Yes
Common Area Shrubs & Trees maintained (trimmed, pruned, removed as needed)		Yes	Yes
Seasonal Color Plantings added in various common areas		Yes	Yes
Streets, Curbs, and Community Sidewalks maintenance		Yes	Yes
Water Features -- Two Ponds & Two Fountains		Yes	Yes
Subdivision Gates maintained (closed at night)		Yes	Yes
Cinco Ranch Recreation The Cinco amenities include the use of six pools, the Cinco Beach Club, the boat docks, fishing lakes, sand volleyball courts, tennis courts, soccer nets, baseball backstops, covered pavillions, BBQgrills and hiking/biking trails.		Yes	Yes

Heritage Grand Community-Wide (cont'd):		
<p>Home Cable TV & Internet</p> <p>A 2019 through 2023 contract between Comcast and Heritage Grand delivers the following "X-1 System" services for each of our 650 homes:</p> <ul style="list-style-type: none"> (a) a DVR plus two companion boxes (all with voice-activated remotes) allowing for three TV connections; (b) "Digital Starter" TV Channel package; (c) Comcast modem/router for home computer and wi-fi service, supplying 150Mbps download speed. <p>Note: The home's inside-the-wall wiring is owned and maintained by the property owner.</p> <p>If desired, residents procure additional services from Comcast and pay for those services through direct billing.</p>	Yes	Yes
<p>Home Security Monitoring</p> <p>In-house security wiring is owned and maintained by the property owner. The HOA pays for the monitoring fees of homes utilizing Modern Systems (the company Heritage Grand has a contract with).</p> <p>It is the sole responsibility of each resident to confirm that their specific system is correctly being monitored.</p> <p>With many homes no longer utilizing the hard-wired "land line" anticipated when the contract was negotiated, extra fees may be required to connect via a cell service.</p>	Yes	Yes
Funding Plan for Future Large Infrastructure Needs:		
<p>As of 12/31/2020 the Reserve Fund will total approximately \$2.6 million.</p> <p>Funding Goal: The Funding Goal of "reserves" is to have adequate but not excessive monies available when significant expenditures could be logically anticipated in the study's 30-year target period.</p> <p>We contract with Reserve Advisors, Inc, Milwaukee WI (RA) to define necessary funding for this future infrastructure spending. Our current study is dated 7/27/20.</p> <p>A Cash Flow Method is used by RA to compute the plan. Their method offsets future variable expenditures with existing and future stable levels of reserve funding.</p> <p>Heritage Grand's application considers:</p> <ul style="list-style-type: none"> • current and future local costs of replacement • 2% annual rate of return on invested reserves • 2% future Inflation Rate for estimating Future Replacement Costs <p>Sources for <i>Local</i> Costs of Replacement: RA's proprietary database, historical costs and published sources, i.e., R.S. Means, Incorporated.</p> <p>Certification: This <i>Full Reserve Study</i> exceeds the Community Associations Institute (CAI) and the Association of Professional Reserve Analysts (APRA) standards fulfilling the requirements of a "Level I Full Reserve Study."</p> <p>Current practice is to update the study every 5 years (2025 is next revision year).</p>	Yes	Yes

Note 1. For specifics of these amenities, see Heritage Grand's governing documents.

Note 2. Back yard maintenance is the responsibility of the homeowner. It can be maintained by the front yard crew for an additional fee.