



## **What's included in the monthly assessment?**

### **Facilities**

- Heated Pool and Spa
- Fitness Center
- BBQ Grill
- Event Room available for Homeowner private events
- Card Room
- Covered garage parking
- Two emergency generators capable of supplying power to the Common Area and Units

### **Utilities**

- Electricity for the Common Areas (lighting, heat, cooling, major equipment)
- Gas (domestic hot water boiler, pool heaters, cooktops in Units)
- Water (domestic water for Common Area and Units, landscaping irrigation, pool)
- Basic Cable and High Speed Internet Service in the Common Areas & Units.

### **Services**

- 24 Hour Valet parking
- 24 Hour Concierge
- 24 Hour Security
- Maintenance Engineers available to assist with diagnostic services in the Units in addition to their responsibilities in maintaining the Common Area and major equipment.
- Housekeeping of the Common Areas and grounds
- Exterior Landscaping and Pool maintenance
- Daily recycle and trash removal
- Upkeep, repair, and renovation of the Common Areas
- All building and garage operational and maintenance expenses, including payroll, materials, supplies, and contracted services.

### **Life/Safety Systems**

- 24-hour monitoring of the property access points.
- Access Control on building entry points, elevators and garage door
- Comprehensive Fire Detection and Suppression systems, monitored round the clock
- Panic alarm system in the event of an emergency

### **Administration**

- On-site Management & Business Office, including copying, fax, and scanning services
- Accounting, audit, & legal expenses incurred by the Association
- All state and local regulatory permits, fees, and inspections
- Building insurance, including property casualty & loss insurance on the Units (up to the "to the white" specifications). Homeowners are encouraged to insure the betterments and improvements to the Unit, as well as their personal property.

**Monthly maintenance assessments are based on the square footage of the individual units and are due, in advance, on the first day of each month.**