

VILLAGE AT CORDATA NORTH CONDOMINIUM ASSOCIATION

At the June 10, 2021 VACNCA Board Meeting, we decided it is important to help all association members understand how the monthly HOA dues are spent. This is information projected for the first six months of 2021.

Monthly HOA Dues	\$420
*Water/Sewer	86
Landscaping	102
Comcast	39
General Maintenance	40
Reserve Fund Contribution	95
**Insurance	25
Other	33

* Water/Sewer expenses will increase during watering season.

** Insurance will increase to \$35 per unit per month for second six months due to new policy with earthquake insurance.

House painting, windows and any other expense in the reserve fund is represented by the \$95 Reserve Fund Contribution.

Starting July 1, we go under professional management which will represent an additional \$18 per unit per month.

We also want to respond to survey comments regarding grounds maintenance by letting everyone know exactly what is covered in our contract with Custom Cut Landscape & Irrigation Company. The monthly cost is \$4,900 per month through December 31, 2023. You will see some items are in a Bold font, indicating extra charges. We hope this helps to explain why some requests take longer to accomplish than do others.

LANDSCAPING

Turf Areas

1. Mow and edge weekly during growing season. Blow off all hard surfaces, sidewalks and patios.
2. Fertilize – April, June, August, October using a balanced slow-release fertilizer.
3. Lime – application in March.
4. Moss control – application in April.
5. Broadleaf weed control – May & August using a selective broadleaf herbicide.

Shrub Beds

6. Shrub beds will be kept free of debris and serviced bi-weekly.
7. Fertilize all shrubs one time per season early spring.
8. Weed control – chemical application as needed. Pre-emergence weed control applied early spring. Spot spray as needed.
9. Pruning – As needed during the growing season according to plant variety. Hand pruning applied according to variety. **An extra dump fee will be applied for all pruning material removed.**

Trees

10. Tree pruning begins after leaf drop cleanup and dormant season begins. Maximum pruning height is 12 feet. **Pruning over twelve feet will be classified as Special Projects and an extra charge shall apply.**

Irrigation

11. Spring startup – turn on water to irrigation system and make adjustments as needed. NOTE: Irrigation material and repair will be an extra charge of time and material.
12. Monitor turf areas and shrub beds for watering needs, adjust as needed.
13. Winterize irrigation system in the fall – turn off water and irrigation control timers.

SPECIAL PROJECTS (Services offered for an additional charge of time and material or a bid basis.)

- A. Landscape design and installation, removal and replacement of landscape material, thatching, aerate turf, install annuals, insect control, mulch/bark installation, irrigation repair, pressure washing sidewalks and patios. Labor cost will be \$48.00 per man hour.
- B. Extra prune days – provide two extra days (16 hours) per month for pruning and special projects at \$48.00 per hour during the growing season. Dump fees will be applied.

As we transition to Access Property Management, we will provide more information regarding any changes in how to address maintenance requests and any other questions you may have. As always, feel free to contact any of your Board members for more information.