



Village Walk

VILLAGE WALK TOWNHOMES ASSOCIATION

Summary of Services Provided Through Homeowner Association Dues

Village Walk Association Level

- Landscaping of Common Areas
- Water landscaping
- Snow plowing of street and driveways
- Snow shoveling of front entry area
- Snow removal from roof as needed
- Maintenance of Common Areas
- Electric costs for Common Areas
- Pest control
- Roof – maintenance & repair, ice melt systems, and snow removal
- Exterior window washing twice a year
- Yearly inspection/certification of backflow and suppression systems
- Insurance covering all but individual personal property within residences and any upgrades. With a complete catastrophe, building will be rebuilt to the condition originally purchased
- Replacement Reserves:
 - o Covers major building repairs and replacement. Examples of replacement reserve items include: roof materials including ice melt systems, downspouts and gutters; wood, masonry and stucco siding materials; deck surfaces; exterior light poles; exterior doors, windows and garage doors; Larkspur Lane & Larkspur Court road surfaces; driveways; gates; signs; etc.
 - o Does not cover personal property within each residence

Northstar Mountain Association Level

- Utilities including gas, electric, water and sewer for common areas such as Village Swim and Fitness Center and snow melt systems
- Village Swim & Fitness Center – cleaning, repairs & maintenance and operation of fitness equipment, pool and spa, and locker rooms as well as laundering and replacement of towels
- Snow Removal of Village Plaza grounds
- Landscaping and maintenance of Village Plaza
- Landscaping and maintenance of Northstar Mountain Association easement areas
- Landscaping supplies, water and maintenance
- Ice rink supplies, staffing, and maintenance
- Northstar Village fire pit gas and maintenance
- Small portion of rent and staff for on-site Association management
- Security services
- Holiday decorations for Northstar Village plaza
- Replacement Reserves contributions for future major repairs
- Insurance – commercial general liability, property casualty, earthquake, and directors and officers coverage