

Where do my Maintenance Fees Go?

*I pay a maintenance fee every month but I don't know what it is being used for.
Can someone tell me?*

Every unit pays its proportional share of the cost of maintaining the common parts of the property. In other words, each unit owner is responsible for their property but it is the association's responsibility to maintain most everything else.

Here is a partial list of many of the common area expenses that your maintenance fees pay for:

1. The association is responsible for and pays our professional property management company. Creative Management performs all accounting and record keeping as necessary and required by State and Federal laws.
2. The association pays for all legal costs incurred including necessary collection of maintenance fees and any related legal actions.
3. The association pays for and is responsible for providing proper and adequate insurance protection of the common property.
4. The association pays for the property maintenance staff who are responsible for:
 - a. Trash pickup at each unit
 - b. Pool and Pool Deck
 - c. Mechanical repairs to common property including but not limited to electrical and water.
5. The association also pays the water and sewer fees for ALL units and common area. In addition, electrical bills for all outside lights, street lights, and common area lighting are likewise paid by the association.

Additionally, in the 2011, 2012 and 2013 monthly assessment is an earmarked 10% specifically to fund a painting project for all buildings.