



**Grandview Commons/Grandview Commons North/Grandview Commons Northeast  
2019 Owner's Association Common Area Maintenance Budget**

**Snow Removal/Salt**

Sidewalk OL #35	\$1,750
Sidewalk OL #41 & 42 Path	\$850
All CBU locations	\$425
Sidewalk OL #15	\$1,350
Sidewalk OL #16	\$750
Sidewalk OL #20	\$2,550
Sidewalk OL # 32	\$900
Path Between Lots 643 + 644	\$750
Sidewalk/Bike Path OL #26	\$3,550
City Sidewalk #27	\$2,550
Interior sidewalk/steps OL #27	\$2,500
Sidewalk OL #28	\$1,350
Sidewalks near Entry Sign(s)	\$1,750
Snow Emergency Fund	\$2,500
<b>Total</b>	<b>\$23,525</b>

**Mowing**

Street Medians (incl. Portia Court)	\$4,050
Neighborhood Signs	\$1,775
OL #35	\$1,275
OL #41 & 42-mow 10 ft around sidewalks	\$775
Village Green OL #27	\$2,025
Pocket Park OL #20	\$1,775
Green Space OL #26	\$1,775
Green Space OL #15	\$1,025
Green Space OL #16	\$1,275
Green Space OL #28 (tigrass/path)	\$1,275
Greenspace OL # 32	\$775
Roundabouts	\$1,275
OL 53 (GVCNE)	\$2,000
<b>Total</b>	<b>\$21,075</b>

**Landscape Maintenance (Bark, Weeds, Pruning)**

Green Space OL #4	\$1,200
Green Space OL #20, 26, 27	\$1,500
Green Space OL #15/16	\$1,175
Roundabouts Throughout Neighborhood	\$5,875
Entry Signs (4)	\$1,500
Street Medians (incl. Portia Court)	\$1,500
Spring Clean Up	\$4,175
Fall clean up	\$5,650
Landscape Weeding	\$5,500
Annual Maintenance	\$4,050
Weed Control Ornamental Beds	\$1,250
TruGreen-Green Space OL 15	\$250
TruGreen -Green Space OL #26	\$260
TruGreen-Green Space OL #27	\$400
TruGreen-Green Space #20	\$400
TruGreen-All Entry Signs	\$250
TruGreen-Green Space #16	\$300
TruGreen-Medians & traffic Circles	\$550
<b>Total</b>	<b>\$35,785</b>

**Irrigation**

McLean Entry	\$300
North Star Entry	\$300
Roundabout (Jupiter/Gemini)	\$300
Roundabout (McLean/Sharpsburg)	\$300
Roundabout (North Star/Dominion)	\$300
<b>Total</b>	<b>\$1,500</b>

**Maintenance (includes litter pick-up)**

Village Green OL #27	\$1,000
Pocket Park OL #20	\$855
Green Space OL #26	\$1,000
Green Space OL #15	\$590
Roundabout (Jupiter/Gemini)	\$125
Roundabout (McLean/Sharpsburg)	\$125
Roundabout (North Star/Apollo)	\$125
Roundabout (North Star/Dominion)	\$125
Roundabout (North Star/Saturn)	\$125
Street Medians	\$270
Fountains OL #27	\$850
Fountains OL #20	\$850
Holiday Decorations	\$3,000
Waste Removal-Alleys	\$63,000
Common Area Lights	\$250
<b>Total</b>	<b>\$72,290</b>

**Utilities (water and electric)**

McLean Entry	\$450
North Star Entry	\$750
North Entry	\$575
Village Green Fountain OL #27	\$2,250
Pocket Park Fountain OL #20	\$2,000
Jupiter/Gemini Roundabout	\$250
<b>Total</b>	<b>\$6,275</b>

**Reserve Fund**

**\$5,000**

**Liability Insurance**

**\$2,500**

**Misc.**

**\$10,000**

**Management Fee**

**\$23,408**

**Neighborhood Event Fund**

**\$2,500**

**Legal Fees**

**\$2,500**

**Grand Total**

**\$206,358**

**Divided by Total Assessments**

**1675**

**Annual Cost per Home \*\***

**\$123.20**

**\*\* Association dues may increase as additional infrastructure is completed and common area maintenance requirements increase.**