



Grandview Commons/Grandview Commons North/Grandview Commons Northeast 2020 Owner's Association Common Area Maintenance Budget

Snow Removal/Salt

Sidewalk OL #35	\$2,000
Sidewalk OL #41 & 42 Path	\$1,000
All CBU locations	\$1,000
Sidewalk OL #15	\$1,500
Sidewalk OL #16	\$1,000
Sidewalk OL #20	\$1,750
Sidewalk OL # 32	\$1,000
Path Between Lots 643 + 644	\$1,000
Sidewalk/Bike Path OL #26	\$3,750
City Sidewalk #27	\$2,750
Interior sidewalk/steps OL #27	\$2,750
Sidewalk OL #28	\$1,500
Sidewalks near Entry Sign(s)	\$2,000
Snow Emergency Fund	\$3,500
Carriage Lanes in GVCN	\$3,500

Total **\$30,000**

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 (tlgrass/path)	\$1,275
Greenspace OL # 32	\$775
Roundabouts	\$1,275
OL 53 (GVCNE)	\$2,000

Total **\$21,075**

Landscape Maintenance (Bark, Weeds, Pruning)

Green Space OL #4	\$1,350
Green Space OL #20, 26, 27	\$1,750
Green Space OL #15/16	\$1,200
Roundabouts Throughout Neighborhood	\$6,500
Entry Signs (4)	\$2,000
Street Medians (incl. Portia Court)	\$2,000
Spring Clean Up	\$4,500
Fall clean up	\$5,750
Landscape Weeding	\$6,000
Annual Maintenance	\$5,000
Weed Control Ornamental Beds	\$1,500
TruGreen-Green Space OL 15	\$350
TruGreen -Green Space OL #26	\$350
TruGreen-Green Space OL #27	\$500
TruGreen-Green Space #20	\$500
TruGreen-All Entry Signs	\$350
TruGreen-Green Space #16	\$400
TruGreen-Medians & traffic Circles	\$600

Total **\$40,600**

Irrigation

McLean Entry	\$300
North Star Entry	\$300
Roundabout (Jupiter/Gemini)	\$300
Roundabout (McLean/Sharpsburg)	\$300
Roundabout (North Star/Dominion)	\$300

Total **\$1,500**

Maintenance

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	\$10,000
Fountains OL #20	\$7,500
Holiday Decorations	\$6,500
Waste Removal-Alleys	\$70,000
Common Area Lights	\$250

Total **\$98,590**

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

Total **\$6,275**

Reserve Fund

\$3,250

Liability Insurance

\$2,500

Misc.

\$10,000

Management Fee

\$23,408

Neighborhood Event Fund

\$2,500

Legal Fees

\$2,500

Grand Total

\$242,198

Divided by Total Assessments

1724

Annual Cost per Home ** \$140.49

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