



**Grandview Commons/Grandview Commons North/Grandview Commons Northeast  
2021 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 & Walks in GVCNE	\$5,000
Walking path in OL 32	\$1,500
<b>Total</b>	<b>\$33,000</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	\$1,500
Green Space OL #26	\$1,500
Green Space OL #15	\$1,000
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
<b>Total</b>	<b>\$20,500</b>

**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	\$7,500
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
<b>Total</b>	<b>\$43,100</b>

**Irrigation**

McLean Entry	\$150
North Star Entry	\$150
Roundabout (Jupiter/Gemini)	\$150
Roundabout (McLean/Sharpsburg)	\$150
Roundabout (North Star/Dominion)	\$150
<b>Total</b>	<b>\$750</b>

**Maintenance**

Village Green OL #27	\$1,250
Pocket Park OL #20	\$950
Green Space OL #26	\$1,250
Green Space OL #15	\$750
Roundabout (Jupiter/Gemini)	\$200
Roundabout (McLean/Sharpsburg)	\$200
Roundabout (North Star/Apollo)	\$200
Roundabout (North Star/Dominion)	\$200
Roundabout (North Star/Saturn)	\$200
Street Medians	\$300
Fountains OL #27	\$850
Fountains OL #20	\$850
Holiday Decorations	\$7,250
Waste Removal-Alleys	\$75,000
Common Area Lights	\$550
<b>Total</b>	<b>\$90,000</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**

<b>\$5,000</b>
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**Liability Insurance**

<b>\$3,600</b>
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**Misc.**

<b>\$10,000</b>
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**Management Fee**

<b>\$25,672</b>
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**ACC Administration**

<b>\$15,403</b>
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**Neighborhood Event Fund**

<b>\$5,000</b>
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**Legal Fees**

<b>\$1,500</b>
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<b>Grand Total</b>	<b>\$259,800</b>
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<b>Divided by Total Assessments</b>	<b>1766</b>
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<b>Annual Cost per Home **</b>	<b>\$147.11</b>
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**\*\* Association dues may increase as additional infrastructure is completed and common area maintenance requirements increase.**