



Grandview Commons/North/ Northeast 2023 Homeowner's Association Common Area Maintenance Budget

Snow Removal/Salt

Sidewalk OL #35	\$2,500
Sidewalk OL #41 & 42 Path	\$1,500
All CBU locations	\$1,500
Sidewalk OL #15	\$1,500
Sidewalk OL #16	\$1,500
Sidewalk OL #20	\$2,000
Sidewalk OL # 32	\$1,500
Path Between Lots 643 + 644	\$1,500
Sidewalk/Bike Path OL #26	\$4,000
City Sidewalk #27	\$3,000
Interior sidewalk/steps OL #27	\$3,000
Sidewalk OL #28	\$2,000
Sidewalks near Entry Sign(s)	\$2,500
Snow Emergency Fund	\$4,000
Carriage Lanes & Walks in GVCNE	\$6,000
Walking path in OL 32	\$2,000
Total	\$40,000

Mowing

Street Medians (incl. Portia Court)	\$5,000
Neighborhood Signs	\$2,000
OL #35	\$1,500
OL #41 & 42-mow 10 ft around sidewalks	\$1,250
Village Green OL #27	\$2,500
Pocket Park OL #20	\$2,000
Green Space OL #26	\$1,500
Green Space OL #15	\$1,750
Green Space OL #16	\$1,500
Green Space OL #28 (tlgrass/path)	\$1,500
Greenspace OL # 32	\$1,000
Roundabouts	\$1,500
OL 53 (GVCNE)	\$2,000
Total	\$25,000

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	\$4,000
Entry Signs (4)	\$2,000
Street Medians (incl. Portia Court)	\$2,000
Spring Clean Up	\$3,000
Fall clean up	\$5,750
Landscape Weeding	\$5,000
Annual Maintenance	\$8,400
Weed Control Ornamental Beds	\$2,500
Weed Control Green Space OL 15	\$350
Weed Control -Green Space OL #26	\$350
Weed Control-Green Space OL #27	\$500
Weed Control-Green Space #20	\$500
Weed Control-All Entry Signs	\$350
Weed Control-Green Space #16	\$400
Tweed Control-Medians & Traffic Circles	\$600
Total	\$40,000

Irrigation

McLean Entry	\$200
North Star Entry	\$200
Roundabout (Jupiter/Gemini)	\$200
Roundabout (McLean/Sharpsburg)	\$200
Roundabout (North Star/Dominion)	\$200
Total	\$1,000

Maintenance

Village Green OL #27	\$1,500
Pocket Park OL #20	\$1,250
Green Space OL #26	\$1,500
Green Space OL #15	\$1,000
Roundabout (Jupiter/Gemini)	\$1,000
Roundabout (McLean/Sharpsburg)	\$1,000
Roundabout (North Star/Apollo)	\$1,000
Roundabout (North Star/Dominion)	\$1,000
Roundabout (North Star/Saturn)	\$1,000
Street Medians	\$5,000
Fountains OL #27	\$3,000
Fountains OL #20	\$3,000
Holiday Decorations	\$11,000
Waste Removal-Alleys	\$80,000
Common Area Lights	\$1,750
Pocket Park Repairs/Replacement	\$20,000
Total	\$134,000

Utilities (water and electric)

McLean Entry	\$500
North Star Entry	\$850
North Entry	\$650
Village Green Fountain OL #27	\$2,500
Pocket Park Fountain OL #20	\$2,500
Jupiter/Gemini Roundabout	\$500
Total	\$7,500

Reserve Fund

\$9,500

Liability Insurance

\$4,200

Misc.

\$10,000

Management Fee

\$26,047.80

ACC Administration

\$15,628.68

Neighborhood Event Fund

\$5,000

Legal Fees

\$1,500

Grand Total

\$319,376.48

Divided by Total Assessments

1828

Annual Cost per Home **

\$174.71

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