



Grandview Commons/North/ Northeast 2024 Homeowner's Association Common Area Maintenance Budget

Snow Removal/Salt

Sidewalk OL #35	\$2,500
Sidewalk OL #41 & 42 Path	\$1,750
All CBU locations	\$2,500
Sidewalk OL #15	\$1,750
Sidewalk OL #16	\$1,500
Sidewalk OL #20	\$2,000
Sidewalk OL # 32	\$1,750
Path Between Lots 643 + 644	\$1,750
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	\$6,000
Carriage Lanes & Walks in GVCNE	\$7,000
Walking path in OL 32	\$2,000
Total	\$45,000

Mowing

Street Medians (incl. Portia Court)	\$5,000
Neighborhood Signs	\$2,000
OL #35	\$1,500
OL #41 & 42-mow 10 ft around sidewalks	\$1,750
Village Green OL #27	\$3,000
Pocket Park OL #20	\$2,500
Green Space OL #26	\$2,000
Green Space OL #15	\$1,750
Green Space OL #16	\$1,750
Green Space OL #28 (tlgrass/path)	\$1,500
Greenspace OL # 32	\$1,250
Roundabouts	\$1,500
OL 53 (GVCNE)	\$2,000
Total	\$27,500

Landscape Maintenance (Bark, Weeds, Pruning)

Green Space OL #4	\$1,500
Green Space OL #20, 26, 27	\$2,000
Green Space OL #15/16	\$1,500
Roundabouts Throughout Neighborhood	\$5,000
Entry Signs (4)	\$3,750
Street Medians (incl. Portia Court)	\$2,000
Spring Clean Up	\$5,000
Fall clean up	\$6,000
Landscape Weeding	\$5,000
Annual Maintenance	\$10,000
Weed Control Ornamental Beds	\$2,500
Weed Control Green Space OL 15	\$750
Weed Control -Green Space OL #26	\$750
Weed Control-Green Space OL #27	\$750
Weed Control-Green Space #20	\$750
Weed Control-All Entry Signs	\$1,000
Weed Control-Green Space #16	\$750
Weed Control-Medians & Traffic Circles	\$1,000
Total	\$50,000

Irrigation

McLean Entry	\$350
North Star Entry	\$350
Roundabout (Jupiter/Gemini)	\$350
Roundabout (McLean/Sharpsburg)	\$350
Roundabout (North Star/Dominion)	\$350

Total	\$1,750
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Maintenance

Village Green OL #27	\$1,500
Pocket Park OL #20	\$1,500
Green Space OL #26	\$1,000
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
Diesel Surcharge for Trash Collection	\$13,500
Fountains	\$10,500
Pet Waste Removal	\$5,700
Holiday Decorations	\$7,500
Waste Removal-Alleys	\$90,000
Common Area Lights	\$2,500
Pocket Park Repairs/Replacement	\$35,000

Total	\$174,700
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Utilities (water and electric)

McLean Entry	\$1,000
North Star Entry	\$1,000
North Entry	\$1,000
Village Green Fountain OL #27	\$3,000
Pocket Park Fountain OL #20	\$3,000
Jupiter/Gemini Roundabout	\$1,000

Total	\$10,000
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Reserve Fund

\$9,500

Liability Insurance

\$3,750

Misc.

\$5,000

Management Fee

\$26,047.80

ACC Administration

\$15,628.68

Neighborhood Event Fund

\$5,000

Legal Fees

\$1,500

Grand Total	\$375,376.48
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Divided by Total Assessments	1853
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Annual Cost per Home **	\$202.58
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** Association dues may increase as additional infrastructure is completed and common area maintenance requirements increase.