



## Grandview Commons/North/ Northeast 2025 Homeowner's Association Common Area Maintenance Budget

### Snow Removal/Salt

Sidewalk OL #35	\$3,000
Sidewalk OL #41 & 42 Path	\$2,000
All CBU locations	\$4,000
Sidewalk OL #15	\$2,000
Sidewalk OL #16	\$2,000
Sidewalk OL #20	\$2,000
Sidewalk OL # 32	\$2,000
Path Between Lots 643 + 644	\$2,000
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)	\$3,000
Snow Emergency Fund	\$10,000
Carriage Lanes & Walks in GVCNE	\$8,000
Walking path in OL 32	\$3,000

**Total** **\$55,000**

### Mowing

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

**Total** **\$32,500**

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

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

**Total** **\$75,000**

### Irrigation

McLean Entry	\$400
North Star Entry	\$400
Roundabout (Jupiter/Gemini)	\$400
Roundabout (McLean/Sharpsburg)	\$400
Roundabout (North Star/Dominion)	\$400

**Total** **\$2,000**

### Maintenance

Seasonal Decorations	\$12,000
Water Feature Maintenance	\$10,500
General	\$9,500
Pet Waste Removal	\$6,000
Waste Removal-Alleys	\$90,000
Diesel Surcharge for Trash Collection	\$7,500
Pocket Park Repairs/Replacement	\$0

**Total** **\$135,500**

### Utilities (water and electric)

McLean Entry	\$1,500
North Star Entry	\$1,500
North Entry	\$1,500
Village Green Fountain OL #27	\$3,500
Pocket Park Fountain OL #20	\$3,500
Jupiter/Gemini Roundabout	\$1,000

**Total** **\$12,500**

### Reserve Fund

**\$15,000**

### Liability Insurance

**\$3,945**

### Misc.

**\$5,000**

### Management Fee

**\$28,870.38**

### ACC Administration

**\$17,322.23**

### Neighborhood Event Fund

**\$5,000**

### Legal Fees

**\$1,500**

### Grand Total

**\$389,137.61**

### Divided by Total Assessments

**1853**

### Annual Cost per Home \*\*

**\$210.00**

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