

VILLAS AT LAKE BLACKTHORN

SUMMARY OF HOMEOWNER ASSOCIATION DUES & LANDSCAPING

HOMEOWNER ASSOCIATION DUES

Paid annually in January

Homeowners pay an annual fee to cover the maintenance of all the common areas that include the boulevard, lighting, Pavilion Park, pedestrian areas, water maintenance (lake and pond), etc. For new homeowners, this is payable at closing of the lot purchase on a pro-rated basis.

- **This fee is \$408 annually for non-waterfront properties and \$528 annually for waterfront properties.**
- In addition there is a **onetime Reserve Fund assessment of \$135** due at closing for all lot buyers or will be billed at closing for home buyers via lender or Title Company.

LANDSCAPING AND SNOW REMOVAL

Monthly fee of \$140

Individual lawn maintenance and snow removal is mandatory for all waterfront properties and optional for all non-waterfront properties, provided those residents perform their own lawn

care and snow removal. The current contracted landscape provider is 3 Son's *Landscaping* and can be contacted at 574-654-0003.

VLB HOMEOWNERS ASSOCIATION

Mission

The Homeowners Association (HOA) of Villas at Lake Blackthorn (VLB) comprises of a President, Vice President, Secretary, Treasurer, Chairperson of the Landscape committee, Lead of Communications and Lead of Operations. The VLB HOA holds three core values – to act in accordance with the covenant restrictions, to protect property values and public safety and to conduct business in a neighborly way. The HOA can be contacted at blackthornhoa@gmail.com.

LANDSCAPING AND SNOW REMOVAL MAINTENANCE

The contracted maintenance with 3 Sons

Landscaping includes

- Weekly mowing
- Monthly edging
- 4 Applications of fertilizer/herbicide
- Monthly weeding of mulch beds
- Spring Clean-up
- Summer & Fall pruning of bushes and plants
- Irrigation Maintenance including activation in the spring and turn off in the fall
- Snow Removal – 15 plows per season (including driveway and walkway to front door)
- Additional services available at special pricing

Design Review Process Managed by Cooreman Real Estate Group, Inc.

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