

WHAT DO YOUR ASSESSMENTS PAY FOR?

- The general maintenance of all common areas, i.e. landscape services which include mowing, edging, tree trimming, chemical treatments, Annual or Seasonal color and/or mulch changes, etc.
- Replacement of Trees and shrubs when necessary.
- The cost of electricity to operate all common areas and amenities of the HOA, this includes irrigation systems.
- The cost of general maintenance and repairs of common areas, amenities, and irrigation systems, i.e. replacing broken sprinkler heads, valves, etc.
- The cost of legal and tax services, corporate and federal tax obligations as well as annual audits.
- The cost of insurance premiums.
- The cost of correspondence letters to homeowners including certified and return receipt requested mail, processing ACC requests, postage, etc.
- The cost to maintain the pool, including the porter service and pool monitoring, if applicable.
- The cost to maintain any pond, lakes, or fountains, if applicable.

Please keep in mind that the above list represents only a portion of the services that homeowner dues provide for the community. Essex Association Management as the Managing Agent provides professional management services which include collection of Association dues, maintaining the Association's books and records, enforcing your Declarations of Covenants, Conditions and Restrictions, performing regular property inspections and maintaining the common areas in a manner consistent with the Association's budget and Board instruction.

The Board of Directors has many responsibilities that are often addressed on a daily basis. Many Boards' serve as the Architectural Review Committee and is required to sit on a panel when a hearing has been requested by a homeowner. Every Board member is required to attend meetings and vote on matters of business pertaining to the Association and its needs. Your Board of Directors is appointed by vote and serves for a set term based on your governing documents. Board members do not receive any compensation for the time and effort put into serving their community.