

**The Urban College Station Property Owners Association, Inc.**

**INFORMATION SHEET**

**Features and Benefits:**

**Designed to preserve property value and curb appeal to achieve long-term desirability**

- Landscaping and Irrigation upkeep and maintenance, including any seasonal color plantings, mulching, overseeding for winter, etc.
- Water & Electric utility bills associated with common area elements (pool, pool house, street pole lights, landscape lights, irrigation for property, etc.)
- Surveillance equipment (pool, entrance, etc.) upkeep and maintenance
- Limited, exterior pest control
- Common Area insurance policy
- Pool and Pool Area upkeep and maintenance, including Pool furniture
  - o Pool Access Control: Gates, Entrance Fobs, Etc.
- Grounds & Dumpster Pad upkeep & Perimeter fencing maintenance
- Detention Pond Maintenance
- Paving Maintenance

**Regular Annual Assessments “Dues”:**

- Target of **\$200 to \$250/month** – Paid in semi-annual installments
- First Installment due before January 15<sup>th</sup> of the given calendar year in which the Dues are for.
- Second Installment due before June 15<sup>th</sup> of the given calendar year in which the Dues are for.
- Processing Fee of \$10.00 will be added to each installment payment.
- Initial Assessment (paid by Buyer at closing **any time** a unit is sold) **\$500.00**

**POA not responsible for replacement cost of front door keys or mailbox keys. These were turned over to buyer at initial sale. Call a locksmith.**

**Replacement Liftmaster garage remotes can be purchased directly from various retailers including Amazon, The Home Depot, etc.**