# KIRKWOOD

## Master Association Responsibilities

- On-site Property Manager.
- Property and Liability Insurance for all Common Areas including but not limited to grounds, drives, sidewalks, parking areas and property. Directors and Officers Insurance is a part of the Association coverage.
- Custodial and Maintenance provided by on-site personnel employed by Curry Association Management.
- Sentinel on the Kirkwood property 24 hours a day.
- Horticulturist on a full time basis to care for the lawns, trees and landscaping.
- All utility costs for all Master Association Common Areas and the Park (electricity, communication system, security monitoring and water).
- Pool maintenance and cleaning.
- Fitness Center maintenance and cleaning.
- Party Room maintenance and cleaning.
- Custodial and maintenance services for the Park and other common areas including monuments, street lighting, paver brick sidewalks, fencing, retaining walls, fountains and walkways to the Plaza.
- Snow removal of all common area drives, sidewalks and entryways.
- Within the dues paid by owners each month is an amount for RESERVE to fund future needs of the Master Association property. This has been projected through 2035. The Major Component Study is a "living document" which is reviewed annually by the Management Company and the Developer/Board of Directors.

**Kirkwood Master Association .16¢ psf**

# ROW HOMES

## Association Responsibilities

- Property Manager located in Kirkwood Circle.
- On-site Common Area custodial & maintenance by on-site personnel provided by full time Curry employees.
- Exterior window cleaning two (2) times per year.
- Property and Liability Insurance for Row Homes building and all common areas. Owners need only to purchase a HO6 condominium owners policy for the interior of their home and personal property. Directors & Officers insurance is also paid by the Association.
- Building exterior maintenance.
- Roof maintenance and replacement.
- Pest Control.
- Rubbish removal.
- Assistance with small in-home jobs by the on-site maintenance – A charge will be made for time and materials only.
- Management services of Curry Association Management.
- Within the dues paid by owners each month is an amount for RESERVE to fund future needs of the building. This has been projected through 2035. The Major Component Study is a "living document" which is reviewed annually by the Management Company and the Developer/Board of Directors.
- Utilities used within the homes are billed to each owner by the utility companies based upon usage.

**Kirkwood Master Association .16¢ psf + Kirkwood Row Homes Association .10¢ psf = 26¢ psf**