

The value of owning in Spring Creek Townhouse Association

(Creekwood, Oak Glen, Spring Creek, Valleywood)

We Provide:

Financial Stability

- ◆ We have one of the **lowest** monthly assessments in The Territory!
- ◆ The last special assessment was in 1996.
- ◆ We have a healthy balance sheet and delinquencies of less than .01%.

Stable Leadership

- ◆ Our Board members have a combined total of 43 years experience on the SCTA Board!

Proactive Actions

- ◆ A 20-Year plan was developed and implemented for reserve expenditures for repairs.
- ◆ An aggressive plan was developed and is being implemented to deal with the impact caused by the emerald ash borer.
- ◆ We are the first association to replace the aging landscaping and walkways.
- ◆ And over 100 maple trees were planted over the past 10 years to improve fall colors.

Covered Within Your

Assessment:

Operating Fund

Levied to support day-to-day maintenance and management such as:

- ◆ Lawn mowing, snow plowing and trash removal.
- ◆ Managing accounts receivable and payable.
- ◆ Procurement and member communication through the website and written correspondence.

Reserve Funds

Levied to maintain common property and building exteriors such as:

- ◆ Siding replacement and staining
- ◆ Shingle replacement
- ◆ Driveway and walkway paving and sealing
- ◆ Deck cleaning, sealing and replacement
- ◆ Propane tank replacement
- ◆ Landscaping
- ◆ Contingency (water mitigation, entrance signs, lights, concrete steps, etc.)

Assessment history: *Following three years of maintaining the assessments at the same level (\$225), in 2016 the assessment has **dropped** to \$220 per month. 2017 saw a small increase of \$5 per unit per month.*

Spring Creek Townhouse Association

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