



Community Summary

OWNERS ASSOCIATION

Congratulations! By purchasing your home in West Grange, you are a member of the West Grange Owners Association.

The following information describes the basic services the association provides, fees associated with the association and other services of the neighborhood. This information is believed to be accurate as of the revision date, but may change from time to time. To obtain the most up-to-date information, please contact the management company described below.

WEST GRANGE OWNERS ASSOCIATION

WEST GRANGE MANAGED BY Markel Homes Construction Company — (303) 339-6120

The West Grange Owners Association provides the following services:

- Maintenance of landscaping and other improvements in common areas
- Snow removal on common sidewalks
- Accounting/budgeting/reporting for the association
- Reserve funds for future replacement expenses of common site amenities

ASSESSMENTS: \$70 per home per month

WORKING CAPITAL FEE in the amount equal to **\$100** (or two month's dues) is collected from the buyer at the time of closing to provide initial capitalization for the association.

TRANSFER FEES are charged by the management company and collected from the buyer at closing to cover the cost of transfer of title, interactions with lender and title company, and the establishment of accounts. The fees amount to **\$250**.



Community Summary (continued)

GENERAL INFORMATION

TRASH COLLECTION: Trash pick up is by contract with the **City of Longmont**. Please call the city to arrange delivery of bins and pick up service.

WATER/SEWER: Water and sewer service is provided by the **City of Longmont**. The title company will transfer service into your name at closing.

ELECTRIC/GAS: Electric service is provided by the **City of Longmont** and gas service is provided by **Xcel Energy**. You are responsible for contacting the utility companies on or before the date of your closing to transfer service into your name effective the day of closing.

Xcel Energy: 1-800-895-4999
City of Longmont: (303) 651-8386

PHONE, CABLE, AND INTERNET: Phone, cable, and internet service is provided by either **Comcast** or **Century Link**. You are responsible for initiating your own service. If you wish to contract with a satellite dish company (i.e. DISH Network or Direct TV), the Association does have guidelines for antenna and satellite dish locations, so please refer to your Association's Design Guidelines prior to installation.

SCHOOLS — St. Vrain Valley School District

(svvsd.org) **Blue Mountain Elementary School**
1260 Mountain Drive, Longmont, Colorado 80503

Altona Middle School
4600 Clover Basin Drive, Longmont, Colorado 80503

Silver Creek High School
4901 Nelson Road, Longmont, Colorado 80503

