

Council of West Knox County Homeowners, Inc.

HOA Dues Comparison Worksheet

1/28/13 Rev #39 Feb Meeting

GRAY represents changes for THIS REVISION or INFO NEEDED (send updates to Roger Giles @ rwgiles@yahoo.com / 406-4319)

#	Association Name (date updated)	# of Homes	Dues	Monthly, Quarterly or Yearly	Mandatory	% Participation	Dues are used for	On site (yes-no) / HOA or Property Manager (yes-no)	File liens on delinquent accounts (a "no" answer does not mean you can't, or "n/a" if not mandatory)	Month of Annual Meeting	# of Scheduled board meetings during year	Does the HOA Maintain a reserve from accumulated dues	HOA Insurance? Company name? Annual Premium?	Is the Treasurer bonded?
1	Admirals Landing (5/2012 Mike Jennings)	54+5	\$438 to \$492	quarterly	yes	100%	Lawn maintenance including mowing, fertilization, aeration and weed and feeding. Weekly trash pickup. Swimming pool care and maintenance. Irrigation system start-up and closure. Street light maintenance. Pond lighting and spary maintenance.	no	yes	Jan	quarterly	yes	Cincinnati Insurance Co.	yes
2	Ashley Oaks (Jerry Erpenbach 1/2010)	74	\$ 55	yr	no	95	Lights and minor upkeep	no	no	Feb	various	yes	yes	yes incl w/ins
3	Belmont West (Peter Keese 1/2010)	270	\$ 75	yr	no	80	Pool is extra \$275/yr	no	no	Oct-Nov	Quarterly	yes	AutoOwners \$1984	no
4	Bunker Hill (Patricia Askew 4/12)	33	\$ 50	yr	no	91	Maintenance of entrance including electricity for lights, neighborhood signage, Council of West Knox Co. Homeowners, Inc. dues, social and hospitality committee expenses, misc, administrative expenses	no	no	Feb & Nov	2 +	yes	no	no
5	Cedardale (10/2011, Joe Knipp)	80	\$ 42	yr	no	63	Maintenance and mowing of entrance, water, electric, office supplies, picnics, NNO, membership dues, charter fee, and yard sale ads.	no	no	varies	Quarterly	yes	no	no
6	Charles Town Landing / Summitt (Chuck Fleischer 1/2010)	183	\$150 to \$170	Month	yes	100	Dues cover complete Landscape maintenance for all homes and property, Trash Pickup (pass thru \$11), Basic Cable (pass thru optional for \$30), Rural Metro (pass thru \$16), basic exterior Home maintenance (roofs in process of being excluded), Clubhouse, Pool, private streets maintenance, monthly newsletters, monthly and annual meetings	yes/yes	yes	Jan	monthly	yes		
7	Choto Estates (Randy Wolfe 1/2010)	38	\$ 20	yr	no	80-85	Small common area at the front entry that we mow and maintain in house. We also have a neighbor hood dock / boat launch area that we maintain in house.							
8	Choto Mill (1/2010)	18	\$ 325	Quarter	yes	100	Full landscape maintenance contract covering all properties except backyards which each homeowner pays \$10 per month seperately. Electric for maintenance of fully operable mill and goldfish pond.	no	yes	Jan	Quarterly	yes	yes	no
9	Cobblestone Park (1/2010)	36	\$150	Yearly	Yes	100%	Dues are used for landscaping, maintenance, and upkeep of the front entrance area. Contracts cover mowing, irrigation system, shrubs, trees, tree trimming, fertilization, pest control, debris removal, and lighting. There are no other common areas. Also fees cover insurance, holiday decorations, other minor items. (J. Horn 9/10)	no	yes	Sept	2-3 meetings per year, scheduled as needed.	yes	yes, Westfield,	no
10	Crestline (1/2010)	85	\$ 36	yr	yes	92-95	HOA membership became retroactively mandatory upon the 10 yr renewal of the Covenants in 2005. Dues cover Street Lights (LCUB electric paid by HOA), Landscaping and maintenance at front entrance only, HOA insurance, various corporation and membership fees, 2 or 3 newsletters yearly, postage, annual meetings, etc. There are no recreational facilities or other common areas.	no	no - have not done it yet	March	as needed	yes	yes / Nationwide / \$450	no
11	Crestwood Hills (Sue Mauer)(8/2010)	733	\$ 15	yr	no	TBA (>50%)	Entrance landscape & Signs, newsletters, reserves, problem resolution, West Knox County HOA Dues, Community Forum Dues, Annual Garage Sale expenses. Olympic size Pool and area is charged seperately.	no	no	Varies	Varies	yes	no	no
12	Dutchtown Harbor (1/2010)	25	\$ 75	mo	yes	100	mowing for common ground areas (there is no recreational facilities), trash pickup, exterior dwelling maintenance of roofs, downspouts, painting & siding (doors, windows, skylights, etc. are at the owners expense), private street lights, bookkeeping, residential lawn mowing and capital improvements fund bank account.	no	yes	January	Quarterly	no	yes	Should be included with HOA Insurance.
13	Farrington (Richard Piety 3-12)	192	\$ 40	Yearly	no	65%	Maintenace of entrance, landscaping, streetlights, communications	no	no	Jan/Feb	various	yes	no	no
14	Fox Fire (1/2010)	180	\$ 20	yr	no	30	Upkeep of the front entrance: lights (bulbs & electric bills), water bills, mowing/seasonal plantings, repairs of entrance sign, social events, membership in the Council of West Knox County Homeowners, Inc. The dues also cover events like the neighborhood picnic.	no	no		no	small	no	no
15	Greywood Crossing/Clusters (Brett Moore)	110	\$162-184	mo	yes	100	All dwelling exterior maintenance, roofs, common grounds, club house and pool	no	yes	March	11	yes	yes - \$4K w/ work comp	yes

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16	Gulf Park (John Von Weisenstein 1/2010)	386	\$ 30	yr	no	55-60	front entrance landscaping/mowing/decorating, entrance lighting and about 23 street lights.	no	n/a	March	varies	yes	no	no
17	Gulfwood (5/2010 - Cecil Goodrick)	308	\$20	Yr	yes	65%	5 annual neighborhood activities, maintenance of front entrances, some street lights etc.	no	no	March	6	yes	no	no
18	Heritage Woods (11/2012 - Betty Spurling)	43	\$25	Yr	no	70%	Landscape of 2 entrances, Electric for street lights at entrance , newsletters, socials.	no	no	January	as needed	yes	no	no
19	Highgate Assoc of Homeowners (9/2010 - Ellora Drinnen)	121	\$50	yr	yes	85%	Landscape, maintenance, and insurance on common areas and entrance, irrigation and electricity at entrance, newsletter, social activities, and admin fees.	no	yes	April	Quarterly	yes	no	no
20	Highlands @ Northshore (5/2010 Claud Weems / Joe Barletta Prop Mgr)	98	\$540	Yearly	yes	100%	Insurance, fire safety equipment, pool phone line, cable clubhouse, pools x2 licenses for pools, street lights and maintenance, electric, gas, trash service, landscpae, irrigation, pest control, clubhouse structure and reserves	no / yes	yes	April	Quarterly	yes	yes Auto Owners \$2,700	yes
21	Karns Community Club (2/2010)	1000's	\$ -	-	-	-	There is a 'youth center' and a community club building which are used regularly by residents & clubs for a FEE. We also sell ice cream at various events during the year. The Money is used primarily for maintenance of the buildings. We also make donations to various worthy causes - i.e, school related, etc.	no	n/a	Dec	monthly	no	?	
22	Kincer Farms (Rusty Seymour 5/12)	78	\$75	yr	no	85%	Landscaping and maintenance of front entrance, electricity front entrance, mowing retention basin	no	n/a	spring & fall	varies	yes	no	no
23	Lakeridge Estates (1/2010)	300	\$ 40	yr	no	50-60	Maintaining front entrance and sign, electricity, water, website, 1-2 picnics a year (Bob Williamson 671-3064)	no	no	April	Quarterly	Yes	No	No
24	Lovell Hills - LHHA (3-2010)	297	\$ 24	yr	no	76	LHHA directory, newsletters, annual picnic, entry sign maintenance, garage sales, etc.	no	no	Spring & Fall	3-4 times	yes	no	no
25	Lovell View (Wayne Carlton 3/2011)	199	\$0	-	-	-	There is a 'youth center' and a community club building which are used regularly by residents & clubs for a FEE. We also sell ice cream at various events during the year. The Money is used primarily for maintenance of the buildings. We also make donations to various worthy causes - i.e, school related, etc.	no	n/a	Spring	-	no	no	no
26	Lyons Crossing (7/2010 - J.David Hester)	87	\$ 150	yr	yes	100	Street lights, Irrigation of entrance, lawn care of entrance, snow removal	no	no	Nov	bi-monthly	yes	yes	no
27	Madison Ridge (10/2011 Robert J. Swing - rjswing@tds.net)	57	\$ 120	yr	yes	100%	Maintain all property easement along Hart road lweading into subdivision, front entrance brick wall lights flowers, pay utilities for street lights	no	yes	January	varies / quarterly	yes	yes	no
28	Magnolia Point (Bill Ballou 10/2012)	42	\$ 275	yearly	yes	100%	Lights leading into each of the 3 cul de sacs. Entry lighting, landscaping and maintenace of entry and common grounds, sprinkler system, catered community party, newsletters	no	yes	November	bi-monthly or as needed	yes	Yes / Nationwide - \$500	no
29	McKenzie Meadows (5/2012 Lucinda Sheth)	43	\$ 175	mo	yes	97%	landscaping, upkeep of common areas, lighting, monthly bulletin publishing.	no	yes	tba	April/Oct	yes	tba	no
30	New Kensington (1/2010)	205	\$ 150	yr	no	60-70%	No recreational area; entrance and ~60 street lights; painting iron fencing; front entrance mowing, irrigation, mulching, seeding and fertilization, planting annuals; recent 30K relandscaping; newsletters	no	n/a	spring	varies	yes	no	yes
31	Northshore Landing (5/2011 - Carol Ann Cho)	64	\$ 125	yr	yes	63%	Common Areas including sprinkler system and lighting	no	no	TBA	quarterly	yes	no	no
32	Plantation Springs House Owners (PSHA) (1/2010)	44	\$ 185	mo	yes	100%	all landscaping and grounds (not irrigation), club house operation, maintenance, insurance, and repair; plus tennis court, one swimming pool, exercise facility, gated entrance, and maintenance of roads that are common to 141 residents.	no	yes	Nov	monthly	yes - \$9/mo included in dues	yes	yes

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33	Plantation Springs Condo owners (PSCA)(also are PSHA members) (1/2010)	97	\$ 259	mo	yes	100%	All landscaping and exterior structural maintenance, Dues include a termite-control program, building insurance, structure repair, garbage-collection costs, and operation of the other swimming pool and a retention pond.	no	yes	Nov	monthly	yes - \$29.50/mo included in dues	yes	yes
34	Seven Oaks East (John&Tootie McCook 5/12)	84	\$ 20	yr	yes	75%	water for front entrance, maintenance of entrance, annual picnic, some streetlights, some snow removal,	no	no	varies	varies	yes	no	no
35	Seven Oaks West - Patty Fowler (10/2011)	139	\$65	yr	N/A	90%	Entrance landscape & Electric, Street lights, some social activities	no	no	July	N/A	yes	no	no
36	Sherman Oaks (1/2010) (Bob Fagg)	56	\$ 130	yr	yes	98-100%	Entrance Landscape & Electric, Stretlights Electric, Insurance, Meetings, fees, Misc	no	no	April	as Req'd	yes	yes / nationwide / \$600	no, but covered in insurance
37	Statesview (Chuck Moore 11/2011)	146	\$ - zero	-	n/a	-	There is no functioning homeowners association	-	-	-	-	-	-	-
38	Suburban Hills (Mary Dabner)	305	\$20	yr	no	70-80%	street lighting, crime hotline, social activities, directory, Sparkle Day, insurance	n/a	n/a	Nov	6	yes	D&O, Auto Owners, \$1300	no, but covered in insurance
39	Tan Rara Oeste (John Schoonmaker 1/2010)	202	\$ 75	yr	no	92-97%	Landscaping, mowing watering & lighting), annual picnic, youth events insurance	no		January	Quarterly	yes		no
40	Trails End - Barb Chandler 8/2012	367	\$ 30	yr	no		Maintenance of front and back entrance. Misc admin costs for subdivision projects/rewards/recognition i.e. Easter egg hunt; yard of month; bi-annual garage sales; welcome wagon; nat'l neighborhood night out; quarterly newsletter.	no	no	January	Quarterly	yes	no	no
41	View Harbour (5/2010) Linda Gildner)	157	\$85 + \$195 for pool	yr	yes	95%	Maintenance of common grounds/pavilion, entrance upkeep, streetlights, newsletter, social activities, admin fees, HOA insurance. NOTE: Architectural review is required prior to addition to homes to assure conformity to home and neighborhood	no	yes	March		yes	yes	no - outside service collects and pays bills
42	Wayne Province (1/2010)	3	\$ - zero	yr	n/a	n/a		no	n/a	x	x	n/a	no	no
43	Wesley Place (9/2012 Tony diValentin)	73	\$ 226	mo	yes	100	Complete grounds maintenace for all homes and common areas. All exterior maintenace (except glass) for all homes plus clubhouse/pool, Rural Metro fire protection, garbage collection, clubhouse cleaning, road repair and street lights, and quarterly pest control for all units.	yes/vol committees	yes, at predetermined amount in arrears	Feb	Monthly	yes - 2 yr op expenses, accruals for capital expenses - painting, roofs, roads, etc.	Auto Owners for clubhouse - pool +5M liability - \$5800/yr	no, but covered in insurance
44	Westland-West (Sharon Boyce-7/2012)	n/a	n/a	n/a	n/a	n/a	Worksheet does not fit WWCA. It is an association of various homeowners in the Westland Drive, west area. It is organized to limit commercial development around the Pellissippi/Westland Drive intersection and other areas along Westland Drive	n/a	n/a	n/a	n/a	n/a	n/a	n/a
45	Westbrooke (Tammie 1/2011)	130	\$ 75	mo	yes	97%	All landscaping,exterior maint, pool, and other ground work	no	yes	June	montly	yes	State Farm	no
46	Westshore (3/2010)	24	\$ 225	Quarter	yes	100%	> lights, newsletter, social activities, admin fees, HOA insurance.	no	yes	April	as needed	no	yes	yes w/ins
47	Woods @ Bluegrass (5/2010 - Margot)	34	\$ 100	yr	yes	100%	Landscape Maintenance, Seasonal plantings for entryway, irrigation bills, electricity for front entrance lights, insurance, Halloween block party, a winter break pizza party, and a spring garage sale. No recreational areas.	no	n/a	April	as needed	yes	yes / nationwide / \$450	no, but covered in insurance
48	Woods @ West Valley (Mark Wilkerson, Treas - 11/2011)	116	\$ 420	yr	yes	100%	Operation costs (i.e. grounds, utilities, repairs, legal and accounting, garbage collection, office and admin, pool maint, supplies, clubhouse cleaning, telephone etc), social & capital expenses	no	yes	July	monthly	yes	Autowoners Ins. \$2758	no