

District 1 HOA and Direct Service Fee

2020

The components of the monthly fee:

A. The Base LWCA HOA fee (which every manor in LWCA pays) includes all the costs of operating LWCA - taxes, utilities including garbage pickup, pools and recreation centers, security, health office, insurance, common area landscaping, lakes maintenance, street maintenance, and costs involved in bookkeeping and other management services. For 2020 the LWCA base monthly fee is \$ 290.00.

B. District 1 has, in addition, a second direct services fee which covers the cost of:

1. Exterior condo building insurance
2. District 1 common area Basic Landscaping Maintenance and special landscape projects.
3. Manor painting on a eight-year schedule
4. Manor Exterior maintenance
5. District 1 common area electricity
6. Landscape Water
7. Household Water and Sewer Charges
8. Termite pest inspection and control and bee extermination for the exterior of the Manor only
9. Service delivery plumbing including household water and sewer lines from the point of City of Mesa service to the entry point to the home. (Note: Any irrigation system using household water within the limited common area of the manor is the responsibility of the manor owner.) Additionally, manor interior piping, faucets (including exterior faucets) is the responsibility of the manor owner.

The 2020 District 1 direct service fee is \$ 240.00 monthly in addition to the base HOA fee. The District Council makes every effort to keep fees at a reasonable and affordable level and tries to keep yearly changes to the inflation rate.