

# ROSEHEART

## Notes on Roseheart's HOA Assessments

As HOA charges vary greatly from community to community, it is important to understand what those charges cover. We are proud of the fact that Roseheart has one of the most comprehensive programs in our area. Roseheart was designed as a “**Lock & Go\***” community for active adults wanting the freedom to travel or be part-year residents. As such, our HOA was designed to minimize owner responsibilities.

- 1. Streets, curbs, sidewalks, trails, and common areas:** All gated communities own the streets and sidewalks inside the community as well as the privacy entrance gates. Therefore, HOA is responsible for maintaining them. Each year the HOA must place dollars in a reserve fund so that future street/equipment/trail repairs and replacement may be done without a special assessment to the homeowners. Roseheart has a very strong reserve fund balance.
- 2. Homeowner landscaping and yard maintenance:** Here is the first major difference between Roseheart and most other neighborhoods: The HOA takes care of both your front and back yards. Here is what is included regarding your yard maintenance:
  - \*Mowing and edging of the front and back yards,
  - \*Semi-annual applications of fertilizer and weed killer to grass,
  - \*Clipping of shrubbery and hedges,
  - \*Annual mulching of front flower beds,
  - \*Raking, bagging and pickup of leaves throughout the year,
  - \*Turning of the soil in the flower beds twice a year.
  - \*Regular sprinkler system checks during watering seasons,

**NOTE:** homeowners are responsible for arranging sprinkler repairs, tree trimming and plant replacement when needed.

- 3. Trash and recyclables:** the Roseheart HOA contracts for and pays for trash pickup on a twice weekly basis and recyclables on a once per week basis. (**No 96-gallon bins required**)
- 4. Alarm monitoring:** All homes in Roseheart were built with alarm systems. The HOA pays for alarm monitoring for the entire neighborhood which includes the “virtual guard” at the gate. This security monitoring may qualify homeowners for an insurance discount.
- 5. Facilities upkeep:** Roseheart has a large clubhouse with includes meeting, exercise, and billiards rooms, pool, tennis & pickleball courts, putting green, and picnic areas. There is also a clubhouse manager who helps plan and coordinate neighborhood activities.
- 6. Nature/Common areas:** Roseheart “common” areas cover about 100 acres—quite large for any community. Much of this land is carefully kept in its natural state with **almost 3 miles of walking trails**. By definition, much of this land is low maintenance. However, the common areas also include some water features, and several picnic areas. The assessments also include the mowing and watering (maintenance) of these appropriate common areas. Meanwhile, Roseheart participates in the Firewise program which helps protect us from brush fires and can provide another homeowner insurance discount. Roseheart is formally approved as a “Firewise Community.”
- 7. Management and accounting:** a management company is contracted to keep our books, pay our bills and facilitate with the HOA Board to contract with a qualified reserve specialist to ensure our reserve deposits are adequate to keep Roseheart in top condition far into the future. The management company also provides advice to the HOA board.

**Note: Items 2, 3 and 4 are expenses normally born by the homeowner; however, in Roseheart they are included in the assessments. See applicable Assessment Chart link for percentages.**

As of: August 2017

Disclaimer: these items are subject to change and are intended as an illustration and not a warranty.