



KIRKWOOD

Master Association Responsibilities

- On-site Property Manager.
- Property and Liability Insurance for all Common Areas including but not limited to grounds, drives, sidewalks, parking areas and property. Directors and Officers Insurance is a part of the Association coverage.
- Custodial and Maintenance provided by on-site personnel employed by Curry Association Management.
- Sentinel on the Kirkwood property 24 hours a day.
- Horticulturist on a full time basis to care for the lawns, trees and landscaping.
- All utility costs for all Master Association Common Areas and the Park (electricity, communication system, security monitoring and water).
- Pool maintenance and cleaning.
- Fitness Center maintenance and cleaning.
- Party Room maintenance and cleaning.
- Custodial and maintenance services for the Park and other common areas including monuments, street lighting, paver brick sidewalks, fencing, retaining walls, fountains and walkways to the Plaza.
- Snow removal of all common area drives, sidewalks and entryways.
- Within the dues paid by owners each month is an amount for RESERVE to fund future needs of the Master Association property. This has been projected through 2035. The Major Component Study is a "living document" which is reviewed annually by the Management Company and the Developer/Board of Directors.

Kirkwood Master Association .16¢ psf



THE CIRCLE

Condominium Association Responsibilities

- On-site Property Manager.
- Secured building with 24 hour Courtesy Officer to assist homeowners and visitors.
- Common Area custodial & maintenance on-site personnel provided by full time Curry employees.
- Exterior window cleaning three (3) times per year.
- Property and Liability Insurance for Kirkwood Circle building and all common areas. Owners need only to purchase a HO6 condominium owners policy for the interior of their home and personal property. Directors & Officers insurance is also paid by the Association.
- Water for all homes and Common Area.
- Gas for any gas stove, oven or cooktop as well as fireplaces and grills is available. The gas usage for fireplaces and/or grills will be billed on a prorata basis to those owners utilizing gas for these items.
- Heating and air conditioning (fan coil units) within each home is independently controlled for zoned heating and cooling year round. The maintenance, repair and replacement of the fan coil unit within each home is the responsibility of the owner as the fan coil units are Limited Common Area. The Association performs the work needed and bills the owner. There is a scale of economy as the owner receives the benefit of lower costs. The maintenance, repair and replacement of the common area system components are the responsibility of Kirkwood Circle Condominium Association and all costs are comprehended in Kirkwood Circle Condominium Association Annual Budget and the Major Component Study.
- Building exterior maintenance.
- Roof maintenance and replacement.
- Elevator maintenance and repair.
- Pest Control.
- State of the art security system.
- Enclosed, reserved, secured garage parking.
- Rubbish removal.
- Electrical and plumbing maintenance and repairs in common area
- All utility costs for the building common areas
- Gas for any fireplace, stove/oven and gas grill will be invoiced to the home owner on a pro-rata basis.



- Monitoring and maintenance of the building security system and fire sprinkler system.
- Assistance with small in-home jobs by the maintenance department- a charge will be made for time and materials only.
- Management services of Curry Association Management.
- Within the dues paid by owners each month is an amount for RESERVE to fund future needs of the building. This has been projected through 2035. The Major Component Study is a “living document” which is reviewed annually by the Management Company and the Developer/Board of Directors.

Kirkwood Master Association .16¢ psf + Kirkwood Circle Association .56¢ psf = 72¢ psf