



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 GROVE

Association Responsibilities

- Property Manager located in Kirkwood Circle.
- On-site Common Area custodial & maintenance on-site personnel provided by full time Curry employees.
- Exterior window cleaning two (2) times per year.
- Property and Liability Insurance for The Grove 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.
- Heating & air conditioning of the homes is independent for each home and is Limited Common Area; therefore, the responsibility of the owner. The Association performs any needed repair, filters, replacement and any other work needed and invoices the owner. The Association provides the heating and air conditioning for all common areas.
- 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.
- Roof maintenance and replacement.
- Maintenance of garage and building exterior.
- Elevator maintenance & repair.
- Pest Control.
- Rubbish removal.
- Electrical & plumbing in Common Area maintenance & repair for common areas.
- 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 & maintenance of the building security system and fire sprinkler system.
- Assistance with small in-home jobs by the on-site maintenance – 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 The Grove Homes Association .22¢ psf = 38¢ psf