

# COUNTRY HOUSES<sup>LLC</sup>

— Real Estate —

## ... *Eastman Ownership Fees* ...

### **2011/2012 Association Dues** – All property owners

House or Townhouse Condominium      \$1601 + \$824 + \$250 + \$220 = \$2895/year

Unimproved Building lot                      \$1376 + \$824 + \$250 + \*\*\*\* = \$2450/year

\*\*\*\*Owners of vacant lots have the option to pay this portion of the assessment (\$220) and participate in the Universal Amenity Use Program.

(The ECA fiscal year runs from April 1 – March 31).

The ECA assessment of property owners for 2011 is comprised of four parts: Operating Assessment, Capital Assessment, South Cove Special Assessment and Universal Amenity Use Program Special Assessment.

The ECA dues adjust annually based on an established formula. Total Operating Assessment (base assessment plus annexed/retired lot proration) is \$1,376 for a vacant lot and \$1601 for a house or condominium. The Capital Assessment is \$824 per property. The South Cove Special Assessment (for owners who did not pay this assessment as a lump sum in 2008) is \$250 per property. The Universal Amenity Use Program Special Assessment is \$220 for each property with a house or condominium. See the ECA document *How Your April 1, 2011 Assessment is Calculated* for further information.

### **Note:**

**South Cove Special Assessment.** Eastman approved a special assessment of \$250/year until 2016 to build a new community center with pool and fitness center. Information about the New South Cove Activity Center that opened the summer of 2009 is available.

**Universal Amenity Use Program Special Assessment.** In January 2011 the ECA Council voted to approve a Special Assessment to provide funds for a one year trial of a proposed Universal Amenity Use Program that eliminates the separate fees paid by owners for the use of the pool, tennis courts, fitness center, cross country skiing and the driving range. Additional information on this program is available.

**Membership Fee For New Owners      Effective 4/2009**

House or Condominium	\$5000
Lot	\$1000
Dwelling Construction	\$4000

Due at the time of transfer of title, monies collected from the Membership Fee shall be deposited in a Capital Reserve Fund, and shall be used solely for the replacement, restoration or renovation of existing capital assets or for the acquisition of new capital assets.

**2010/2011 Property Taxes**

	In Eastman	Outside Eastman	School District
Grantham	\$20.67	\$19.20	SAU # 75
Springfield	\$20.53	\$19.19	SAU # 65
Enfield	\$21.89	\$20.52	SAU # 62

The tax year runs from April 1 – March 31. Rates adjust with December bill. All rates above are per thousand dollars of Assessed Value. The Eastman Community lies within three different townships and two different counties.

**2011 Condo Association Dues – Townhouse Owners Only Association**

	<b><u>Monthly</u></b>	<b><u>Prev. Year</u></b>	<b><u>Special Assessments</u></b>
West Cove A	\$302	\$292	None
West Cove B	\$315	\$305	None
West Cove C	\$292	\$292	None
West Cove D	\$330	\$330	\$240 PER QUARTER
South Shore I	\$400	\$400	\$300 PER QUARTER
South Shore II	\$335	\$335	\$50 PER QUARTER
South Shore III	\$330	\$320	None
South Cove Height	\$325	\$325	\$212.50 PER QUARTER
East Lake	\$286	\$286	None

**2011 Eastman Sewer Company**

\$68.32 per quarter

**2011 Village District of Eastman** 70 cents per hundred gallons up to 60,000 gallons, then \$1.00 per hundred gallons. Meter readings are done semi-annually in May and November. The water supply is a well field in the Springfield section of the community. The water company is owned and operated by the Eastman users and is regulated by the Public Utilities Commission.

**Cable/Internet Service** provided by Comcast, call 1-800-COMCAST. The Eastman Community Association has its own dedicated channel. DDS systems may be installed but require the approval of the ECA/ECC.